



**RIDGEFIELD CITY COUNCIL
MEETING AGENDA**

**Thursday, January 25, 2018
Ridgefield Community Center
210 N. Main, Ridgefield, WA 98642**

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

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

II. PUBLIC COMMENT

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

III. CONSENT AGENDA

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

IV. PRESENTATION

- 1. Parks Board Update and 2018 Work Plan - Marie Bouvier, Chairman**

V. BUSINESS

- 1. Second Reading of Ordinance No. 1255 - Economic Catalyst Program - Jeff Niten, Community Development Director**
- 2. Motion - Approval of Amendment to EMS Interlocal Cooperation Agreement - Steve Stuart, City Manager**
- 3. Motion - Approval of Cloverhill Phase 1 Final Plat - Jeff Niten, Community Development Director**

VI. PUBLIC HEARING/BUSINESS

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

VII. PUBLIC COMMENT

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

VIII. COUNCIL/PRESIDING OFFICER/STAFF REPORTS

- 1. Council**

2. Mayor

Appointment of Planning Commission Member, Position No. 7

3. City Manager

IX. FROM THE COUNCIL

X. ADJOURN

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: January 25, 2018
ITEM: CONSENT AGENDA
AGENDA ITEM TITLE: Approval of Claims And/Or Payroll

GOVERNING LEGISLATION:

Revised Code of Washington Title 35A

PREVIOUS COUNCIL ACTION TAKEN:

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

BACKGROUND:

Vendor claims

BUDGET/FINANCIAL IMPACTS:

See vendor detail attached

RECOMMENDED ACTION OR MOTION:

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

“I move to approve the consent agenda as presented”

STAFF CONTACT: Kirk Johnson, Finance Director
ATTACHMENTS: January 25, 2018 Claims Report (PDF)

City of Ridgefield
Claims Payment Report
For Approval on: January 25, 2018

3.1.a

Sum of Amount					
Vendor Name	Vendor Number	Invoice Number	Resp. Department	Description	Total
ACCELA INC.	2779	INV-ACC37032	Public Works	Web Payments with Onlinebills.com-Dec 2017	365.00
ACCELA INC. Total					365.00
ACCURATE AUTOMOTIVE	9	4263	Public Safety	Vehicle Maint - Winshield Replacement 08 Crown Vic	298.18
ACCURATE AUTOMOTIVE Total					298.18
Alexander Jamie & Scott	UB*00074	1	Genl Govt/Facilities	Refund Check	74.61
Alexander Jamie & Scott Total					74.61
ANDERSON SIGNS INC.	2569	42038	Genl Govt/Facilities	Parks Board Name Plate - Davis	(1.05)
			Public Works	Parks Board Name Plate - Davis	13.55
ANDERSON SIGNS INC. Total					12.50
ARAMARK UNIFORM SERVICES	32	863256493	Genl Govt/Facilities	PW Floor Mats/Uniforms	2.00
			Public Works	PW Floor Mats/Uniforms	44.53
			Community Development	PW Floor Mats/Uniforms	0.70
		863256492	Genl Govt/Facilities	Floor Mats - CDD/PW/City Hall/PD	7.09
			Public Safety	Floor Mats - CDD/PW/City Hall/PD	4.47
			Public Works	Floor Mats - CDD/PW/City Hall/PD	3.91
			Community Development	Floor Mats - CDD/PW/City Hall/PD	3.92
			ARAMARK UNIFORM SERVICES Total		
B AND L PAPER COMPANY	2165	25322	Genl Govt/Facilities	PW Shop & Overlook Park Paper Supplies	20.25
			Public Works	PW Shop & Overlook Park Paper Supplies	642.32
			Community Development	PW Shop & Overlook Park Paper Supplies	15.43
		25319	Genl Govt/Facilities	CDD Building Paper Supplies	4.31
			Public Works	CDD Building Paper Supplies	65.03
			Community Development	CDD Building Paper Supplies	75.90
		25321	Public Works	Abrams Park Paper Supplies	39.76
		25320	Genl Govt/Facilities	City Hall Paper Supplies	176.42
B AND L PAPER COMPANY Total					1,039.42
BERGERABAM	1708	321273	Public Works	Smythe Road Trail Project	868.60
		321295	Public Works	Abrams Park Nature Play Project	283.56
		321275	Public Works	Ridgefield Gee Creek Trail Master Plan	34,756.33
BERGERABAM Total					35,908.49
BLUEFIN PAYMENT SYSTEMS	2827	2827-2018-01	Public Works	E-Pay Processing Fees - Dec 2017	536.61
BLUEFIN PAYMENT SYSTEMS Total					536.61
BSK ASSOCIATES	2119	V705422	Public Works	Lab Analysis - Alkalinity & Coliform	658.00
BSK ASSOCIATES Total					658.00
CINTAS FIRE PROTECTION	2520	OF80502870	Genl Govt/Facilities	City Hall Fire Extinguisher Maintenance	268.44
		OF80502871	Public Works	WWTP Fire Extinguisher Testing	1,234.21

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CINTAS FIRE PROTECTION Total					1,502.65
CITY OF BATTLE GROUND	92	961	Judicial	December 2017 Court Costs	10,527.66
CITY OF BATTLE GROUND Total					10,527.66
CITY OF RIDGEFIELD	95	PLZ-18-0002	Public Works	45th & Royal Widening Project - SEPA Review	500.00
		PLZ-18-0001	Public Works	45th & Royal Widening Project	1,200.00
CITY OF RIDGEFIELD Total					1,700.00
CITY OF VANCOUVER	97	446984	Public Safety	2018 Annual SWAT Billing	11,290.00
CITY OF VANCOUVER Total					11,290.00
CLARK COUNTY	102	31010068	Public Safety	1st Qtr 2018 CRESA Operations/Radio	19,648.25
		230002215	Public Safety	2018 Annual RMS Support/Maint Fee	4,260.00
		230002181	Public Safety	4th Qtr 2017 MDC's/NetMotion License	4,508.36
		150000722	Council	2017 Voters Pamphlet/Nov. 7 Gen Election	2,080.35
		220004944	Judicial	4th Qtr 2017 Limited Court Services	220.00
		31010055	Public Safety	2017 CRESA Radio Installment	20,223.97
		31010060	Public Safety	1st Qtr 2018 CRESA Emergency Management	1,736.50
CLARK COUNTY Total					52,677.43
CLARK COUNTY FIRE DISTRICT #5	104	9718	Genl Govt/Facilities	1st Qtr 2018 Safety Consortium Billing	29.20
			Public Works	1st Qtr 2018 Safety Consortium Billing	528.26
			Community Development	1st Qtr 2018 Safety Consortium Billing	11.29
CLARK COUNTY FIRE DISTRICT #5 Total					568.75
CLARK COUNTY TREASURERS OFFICE	554	SIF201712-01	Genl Govt/Facilities	School Impact Fees	6,819.23
CLARK COUNTY TREASURERS OFFICE Total					6,819.23
CLARK PUBLIC UTILITIES	110	0110-201801-02	Public Works	1504 NW Intertie 3 - Water	648.05
				2300 N 3rd Way Bellwood Trail Lights	30.42
				800 NE 264 St Intertie 1 - Water	607.17
				911 N 65th Ave Intertie 2 - Water	89.57
				103 N Main Ave - Stop Light	46.91
				3701 N 3rd Cir - Electricity	26.90
				Pioneer St. & Gee Creek Loop - Electricity	27.32
				512 N Allen Dr - Electricity	26.83
				Overlook Park - Electricity	101.43
CLARK PUBLIC UTILITIES Total					1,604.60
CLARK REGIONAL WASTEWATER DISTRICT	741	0741-201801-01	Genl Govt/Facilities	230 Pioneer St City Hall - Sewer	133.71
			Public Safety	116 N Main Ave PD - Sewer	47.19
			Public Works	Abrams Park Former Mgr House - Sewer	47.19
				301 N 3rd Ave CDD - Sewer	26.43
				109 W Division WWTP - Sewer	244.42
				Abrams Park Kitchen - Sewer	43.56
				Abrams Park Restrooms - Sewer	75.02
				255 S 56th Pl Well & Reservoir - Sewer	60.50

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CLARK REGIONAL WASTEWATER DISTRICT	741	0741-201801-01	Community Development	301 N 3rd Ave CDD - Sewer	20.76
CLARK REGIONAL WASTEWATER DISTRICT Total					698.78
COLUMBIA WEST ENGINEERING INC.	1446	16046-6	Public Works	RORC - Project Management	335.00
COLUMBIA WEST ENGINEERING INC. Total					335.00
COLUMBIAN PUBLISHING	116	3129042	Genl Govt/Facilities	2017 Home For the Holidays Advertisement	150.00
COLUMBIAN PUBLISHING Total					150.00
COMCAST	2271	2271-201801-116	Public Safety	City Hall Communications	282.98
		2271-201801210B	Genl Govt/Facilities	Community Center WiFi	223.86
			Community Development	Community Center WiFi	55.96
		2271-201801-230	Genl Govt/Facilities	City Hall Communicaitons	290.45
		2271-201801109B	Public Works	PW Shop Communications	305.84
COMCAST Total					1,159.09
COMCAST BUSINESS	1666	60864566	Genl Govt/Facilities	City Hall Communications	364.16
COMCAST BUSINESS Total					364.16
COMDATA NETWORK INC.	1101	20290191	Genl Govt/Facilities	CDD/PW Fuel - XN173	41.72
			Public Works	CDD/PW Fuel - XN173	754.70
			Community Development	CDD/PW Fuel - XN173	213.26
		20290190	Public Safety	PD Fuel - XN795	808.16
COMDATA NETWORK INC. Total					1,817.84
DEPARTMENT OF LICENSING	154	RG0000223-2018	Genl Govt/Facilities	CPL Renewal - Nosack	18.00
		RG0000234-2018	Genl Govt/Facilities	CPL Fees - Ichimura	18.00
DEPARTMENT OF LICENSING Total					36.00
DUSTEN WEICHMAN	1660	1660-201801-01	Community Development	Lunch Reimbursement - Training	8.27
DUSTEN WEICHMAN Total					8.27
E2 LAND USE PLANNING SERVICES LLC	485	0485-201801-01	Community Development	Dec 2017 Planning Consultant Services	10,165.08
E2 LAND USE PLANNING SERVICES LLC Total					10,165.08
ELCOR INC	2081	MSP-10231	Public Safety	IT Services - December 2017	1,675.29
			Public Works	IT Services - December 2017	1,567.12
			Community Development	IT Services - December 2017	1,169.47
			Information Technology	IT Services - December 2017	2,847.74
ELCOR INC Total					7,259.62
GRAY AND OSBORNE INC	207	17277.00 - 4	Community Development	Engineering Services - Village at Canyon Ridge PUD	661.71
		17224.00 - 1	Community Development	Dec. 2017 General Engineering Services	330.86
		17268.00 - 6	Community Development	Engineering Services - Cloverhill Phase 5	454.83
GRAY AND OSBORNE INC Total					1,447.40
GREATER VANCOUVER CHAMBER OF COMMERCE	2938	235729	Genl Govt/Facilities	2018 Vanc Chamber of Commerce Membership	309.00
GREATER VANCOUVER CHAMBER OF COMMERCE Total					309.00
GROVER ELECTRIC AND PLUMBING	210	HA62617	Public Works	Parks Supplies	56.45
		HA63458	Community Development	Returned CDD Building Maint Supplies	(171.71)
		HA63459	Community Development	CDD Building Maint Supplies	163.72

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GROVER ELECTRIC AND PLUMBING	210	HA63478	Community Development	CDD Building Maint Supplies	119.22
		HA63424	Community Development	CDD Building Maint	192.25
GROVER ELECTRIC AND PLUMBING Total					359.93
H.D. FOWLER COMPANY	2036	14716851	Public Works	Water Sampling Station	1,962.04
H.D. FOWLER COMPANY Total					1,962.04
HAMER ELECTRIC INC	213	40358	Public Works	WWTP - Replace VFD	2,187.71
HAMER ELECTRIC INC Total					2,187.71
HOME DEPOT CREDIT CARD SERVICES	1805	8084128	Genl Govt/Facilities	PW Shop Tools	1.47
			Public Works	PW Shop Tools	22.24
			Community Development	PW Shop Tools	1.12
		6090966	Genl Govt/Facilities	PW Shop Tools	2.11
			Public Works	PW Shop Tools	31.79
			Community Development	PW Shop Tools	1.61
		7082387	Public Works	Paint - Parks Restroom	46.58
		3090370	Genl Govt/Facilities	Christmas Decor Storage Totes	24.26
HOME DEPOT CREDIT CARD SERVICES Total					131.18
HONEY BUCKETS	223	550535902	Public Works	Davis Park Port-a-Potty	298.00
HONEY BUCKETS Total					298.00
INTERMEDIA.NET INC	2187	1801348560	Information Technology	Voice Service Charges - Dec 2017	80.25
INTERMEDIA.NET INC Total					80.25
JANEAN Z PARKER	2199	173	Public Works	Legal Services - Dec 2017	43.75
			Community Development	Legal Services - Dec 2017	3,441.50
			Legal	Legal Services - Dec 2017	981.25
JANEAN Z PARKER Total					4,466.50
JEFF NITEN	2249	2249-201801-02	Community Development	Fuel for Ford Focus	20.00
JEFF NITEN Total					20.00
JOE TURNER P.C.	1437	721	Community Development	Public Hearings	992.87
JOE TURNER P.C. Total					992.87
KENYON DISEND PLLC	1746	186484	Community Development	Professional Service - GMHB-17-2-0007 - Ord. 1229	775.00
		186482	Community Development	Pro. Svcs. - COA 508478 - Comp Plan Appeal	3,319.30
		186483	Community Development	Pro. Svcs. - GMHB-16-2-0005-Compliance Proceedings	200.15
		186481	Community Development	Pro. Svcs. - COA 504065 - Annexation Appeal	15,084.86
KENYON DISEND PLLC Total					19,379.31
L.N. CURTIS AND SONS	2828	INV147734	Public Safety	Patrol Rifle Optics	923.57
L.N. CURTIS AND SONS Total					923.57
LEE KNOTTNERUS	1765	176501-01	Human Resources	Meals Per-diem - Knottnerus - WCIA Board Mtg	68.00
LEE KNOTTNERUS Total					68.00
MERCHANT TRANSACT	2901	27975536	Public Works	January 2018 Merchant Transact Gateway Fees	55.87
MERCHANT TRANSACT Total					55.87
MFCP INC.	2723	6852192	Public Works	Water Supplies	200.36

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MFCP INC. Total					200.36
MINERT AND ASSOCIATES INC.	981	277195	Genl Govt/Facilities	DOT Testing - Krebser	5.00
				2018 DOT Testing Admin Fee	10.38
			Public Works	DOT Testing - Krebser	45.00
				2018 DOT Testing Admin Fee	156.71
			Community Development	2018 DOT Testing Admin Fee	7.91
MINERT AND ASSOCIATES INC. Total					225.00
MINUTEMAN PRESS	1432	79484	Genl Govt/Facilities	Notary Stamp - Blake	3.77
			Public Works	Notary Stamp - Blake	40.95
			Community Development	Notary Stamp - Blake	2.35
MINUTEMAN PRESS Total					47.07
NAPA AUTO PARTS	498	24825	Genl Govt/Facilities	Vehicle Maint - Ford Ranger	3.31
			Public Works	Vehicle Maint - Ford Ranger	51.78
		25346	Genl Govt/Facilities	Vehicle Maint - 10 Yard Dump Truck	4.62
			Public Works	Vehicle Maint - 10 Yard Dump Truck	69.79
			Community Development	Vehicle Maint - 10 Yard Dump Truck	3.52
		25345	Genl Govt/Facilities	10 yard Dump Truck Maintenance	33.15
			Public Works	10 yard Dump Truck Maintenance	500.61
			Community Development	10 yard Dump Truck Maintenance	25.27
		21669	Genl Govt/Facilities	Vehicle Maint - F350	0.96
			Public Works	Vehicle Maint - F350	18.31
		24759	Public Works	Parks - Trailer Maintenance	17.59
		26780	Public Safety	PD Vehicle Maint - 2013 Taurus	20.94
		NAPA AUTO PARTS Total			
NORTHWEST HYDRAULIC CONSLTANTS INC.	2918	22272	Public Works	Gee Creek Stabilization Project	26,785.02
NORTHWEST HYDRAULIC CONSLTANTS INC. Total					26,785.02
NORTHWEST NATURAL GAS	315	0315-201801-01	Genl Govt/Facilities	City Hall - Natural Gas	358.66
			Public Safety	Police Department - Natural Gas	75.91
			Public Works	PW Shop - Natural Gas	215.99
NORTHWEST NATURAL GAS Total					650.56
NORTHWEST STAFFING	522	4085361	Public Works	Temp Services Week Ending 1/7/18 - Lopez	839.55
		4085468	Community Development	Temp Services Week Ending 1/7/18 - White	899.84
NORTHWEST STAFFING Total					1,739.39
NOTARY LAW ASSOCIATION INC	2946	45247	Genl Govt/Facilities	Notary Training	245.00
NOTARY LAW ASSOCIATION INC Total					245.00
OFFICIAL PAYMENTS CORPORATION	1701	INVMAN000004947	Community Development	Implementation Fee	250.00
OFFICIAL PAYMENTS CORPORATION Total					250.00
ON-HOLD CONCEPTS INC	2217	446292	Information Technology	On Hold Music Service	24.95
ON-HOLD CONCEPTS INC Total					24.95
OTAK INC.	1787	11800123	Public Works	Ridgefield Stormwater Master Plan Update	1,104.12

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OTAK INC.	1787	11800009	Public Works	Downtown Accessibility Improvements	4,061.00
		11800012	Public Works	RORC - Consturction Management Services	4,188.00
OTAK INC. Total					9,353.12
PACIFIC OFFICE AUTOMATION	1564	57756231	Public Works	CDD Copier Lease	173.45
			Community Development	CDD Copier Lease	173.45
	2710	125866	Genl Govt/Facilities	4th Qtr 2017 Usage - City Hall/CDD Copiers	20.89
			Public Works	4th Qtr 2017 Usage - City Hall/CDD Copiers	8.13
			Community Development	4th Qtr 2017 Usage - City Hall/CDD Copiers	8.12
		125867	Genl Govt/Facilities	4th Qtr Usage - PW Printer	0.22
			Public Works	4th Qtr Usage - PW Printer	3.49
			Community Development	4th Qtr Usage - PW Printer	0.12
PACIFIC OFFICE AUTOMATION Total					387.87
PALADIN DATA SYSTEM CORPORATION	668	2401288	Community Development	SMARTGOV Configuration	320.00
		2401280	Community Development	SMARTGOV Configuration-Receipt Extract File	1,120.00
PALADIN DATA SYSTEM CORPORATION Total					1,440.00
PBS ENGINEERING AND ENVIRONMENTAL	342	70940.001-14	Public Works	RORC-Design/Mass Grading/Signal/Hillhurst Frontage	124,992.67
		71069.000-5	Public Works	45th & Royle Rd. Imprvmnts PM and Admin Svcs	51,584.48
		HDJ4083.002-23	Public Works	35th & Pioneer Roundabout Design Phase 2	10,703.96
PBS ENGINEERING AND ENVIRONMENTAL Total					187,281.11
PIONEER PEST MANAGEMENT	2040	258027	Genl Govt/Facilities	City Hall Pest Control	129.00
PIONEER PEST MANAGEMENT Total					129.00
POWER RENTS	2798	24107-2	Public Works	Stump Grinder Rental - Parks Stumps	274.64
POWER RENTS Total					274.64
PRIMA - WASHINGTON CHAPTER	2240	2240-201801-01	Administration	2018 WA Chapter Prima Membership	150.00
PRIMA - WASHINGTON CHAPTER Total					150.00
PROFORCE LAW ENFORCEMENT	1014	332573	Public Safety	Taser Cartridges	1,976.47
PROFORCE LAW ENFORCEMENT Total					1,976.47
REFLECTOR	369	102044	Public Works	DNS - Main Ave Access	136.38
		102062	Community Development	Pub Hrg Notice - Development Agreement	56.33
REFLECTOR Total					192.71
RICOH USA INC.	1662	99934323	Public Safety	PD Copier Lease	172.64
RICOH USA INC. Total					172.64
RIDGEFIELD ART ASSOCIATION	2501	25012018-01	Genl Govt/Facilities	City Partner Funding	1,200.00
RIDGEFIELD ART ASSOCIATION Total					1,200.00
RIDGEFIELD COMMUNITY CENTER	373	0373-201801	Genl Govt/Facilities	Community Center Rental - December 2017	600.00
			Community Development	Community Center Rental - December 2017	150.00
RIDGEFIELD COMMUNITY CENTER Total					750.00
RIDGEFIELD HARDWARE	376	0376-2018-01	Genl Govt/Facilities	Ridgefield Hardware Operational Supplies	110.64
			Public Works	Ridgefield Hardware Operational Supplies	964.54
			Community Development	Ridgefield Hardware Operational Supplies	20.61

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RIDGEFIELD HARDWARE Total					1,095.79
RIDGEFIELD SCHOOL DISTRICT	378	1001700032	Public Works	RORC Mass Grading	75,475.98
		1001700035	Public Works	RORC Mass Grading	179,306.52
RIDGEFIELD SCHOOL DISTRICT Total					254,782.50
RONALD ONSLOW	930	0930-201801-01	Council	Nov/Dec 2017 Mileage Reimbursement-Onslow	240.75
RONALD ONSLOW Total					240.75
SEASONS COFFEE TEA & REMEDIES	2944	1062018	Genl Govt/Facilities	Jan 2018 First Saturday Smoothies & Coffee	129.00
SEASONS COFFEE TEA & REMEDIES Total					129.00
SENSUS METERING SYSTEMS	1048	ZA18000277	Public Works	2018 Sensus Software Support	2,113.74
SENSUS METERING SYSTEMS Total					2,113.74
SHRED-IT US JV LLC	2274	8123857370	Genl Govt/Facilities	CDD Secure Shredding - Dec 2017	0.93
			Public Works	CDD Secure Shredding - Dec 2017	13.97
			Community Development	CDD Secure Shredding - Dec 2017	16.30
		8123857369	Genl Govt/Facilities	City Hall Shredding Service - Dec 2017	31.20
SHRED-IT US JV LLC Total					62.40
SMARSH	2550	INV00325716	Information Technology	Email & Social Media Archiving - December 2017	216.20
SMARSH Total					216.20
SOIL & WATER TECHNOLOGIES INC.	2945	C1621701	Public Works	South Hillhurst Road Paving	1,699.20
SOIL & WATER TECHNOLOGIES INC. Total					1,699.20
SPOK INC.	295	B0364104M	Public Works	Communications	4.34
SPOK INC. Total					4.34
STATE OF WASHINGTON DEPARTMENT OF REVENUE	156	22503636	Genl Govt/Facilities	December 2017 Excise & B&O Tax	1,303.10
			Public Works	December 2017 Excise & B&O Tax	3,635.40
STATE OF WASHINGTON DEPARTMENT OF REVENUE Total					4,938.50
STERICYCLE	2504	3004111443	Public Safety	Hazardous Waste Disposal	10.36
STERICYCLE Total					10.36
SW WA REGIONAL TRANSPORTATION	602	12435	Genl Govt/Facilities	2018 Membership Cont. - RTC	1,645.00
SW WA REGIONAL TRANSPORTATION Total					1,645.00
Tapani Inc	UB*00076	1	Genl Govt/Facilities	Refund Check	166.45
Tapani Inc Total					166.45
THE LEADER'S INSTITUTE	2943	2943-2018-01	Administration	Fearless Presentation Training-Kipp	995.00
THE LEADER'S INSTITUTE Total					995.00
THE MASTERS TOUCH LLC	1786	P55350	Public Works	Postage - Dec 2017 Utility Statements	1,004.80
		55350	Public Works	December 2017 Utility Statements	1,439.09
THE MASTERS TOUCH LLC Total					2,443.89
THE PARR COMPANY	964	26394058	Genl Govt/Facilities	PW Shop Tools	3.09
			Public Works	PW Shop Tools	46.67
			Community Development	PW Shop Tools	2.36
		26393655	Genl Govt/Facilities	PW Shop Supplies	0.97
			Public Works	PW Shop Supplies	14.68

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THE PARR COMPANY	964	26393655	Community Development	PW Shop Supplies	0.74
		26393873	Public Works	Storm Supplies	68.71
THE PARR COMPANY Total					137.22
TLC TOWING	431	C2088	Public Safety	Evidence Tow - 2003 Ford Windstar	81.30
TLC TOWING Total					81.30
TRACER ELECTRONICS LLC	2670	105851	Public Works	Water Locate Machine Repair	269.18
TRACER ELECTRONICS LLC Total					269.18
TRIBECA TRANSPORT LLC	747	COR-1716	Public Works	Sludge Hauling	2,135.00
TRIBECA TRANSPORT LLC Total					2,135.00
Turner Kimberly and Brian	UB*00075	1	Genl Govt/Facilities	Refund Check	1.76
Turner Kimberly and Brian Total					1.76
US BANK	2237	2237-201801-01	Finance	Custody Charges - Dec 2017	26.00
US BANK Total					26.00
US DEPARTMENT OF TRANSPORTATION	2948	2677BSIR	Public Works	John Hudson Trail Grant Match	205,000.00
US DEPARTMENT OF TRANSPORTATION Total					205,000.00
USA BLUEBOOK	444	452500	Public Works	Stormwater Supplies	594.60
USA BLUEBOOK Total					594.60
VANCOUVER AUTO GROUP	451	344797	Public Safety	PD Vehicle Maintenance	97.51
VANCOUVER AUTO GROUP Total					97.51
VERIZON WIRELESS	452	9798926139	Genl Govt/Facilities	PW Director iPad	4.49
				PW Cell Phones & 2 iPads	27.73
				Julie iPad	29.95
			Public Safety	PD Cell Phones	892.91
				PD Chief iPad	29.98
			Public Works	PW Director iPad	23.96
				PW Cell Phones & 2 iPads	666.46
			Community Development	PW Director iPad	1.49
				PW Cell Phones & 2 iPads	126.27
				CDD Director iPad	29.97
				CDD Cell Phones	175.47
			Finance	Finance Director iPad	29.98
			Administration	Deputy City Manager iPad	29.97
			Council	Council iPads	280.07
			Executive	City Manager iPad	29.98
VERIZON WIRELESS Total					2,378.68
WA STATE TREASURER'S OFFICE	642	06421231-01	Genl Govt/Facilities	4th Qtr 2017 Building Code Fees	269.50
WA STATE TREASURER'S OFFICE Total					269.50
WASHINGTON STATE PATROL	463	I18004304	Genl Govt/Facilities	CPL Background Checks	84.00
WASHINGTON STATE PATROL Total					84.00
WELLS FARGO	1681	201801-4015	Genl Govt/Facilities	Jan2018 Stmt - Arends Solenoid Valves	(7.39)

Attachment: January 25, 2018 Claims Report (Approval of Claims And/Or Payroll)

City of Ridgefield
Claims Payment Report
For Approval on: January 25, 2018

WELLS FARGO	1681	201801-4015	Genl Govt/Facilities	Jan2018 Stmt - Arends Carhartt Retail	2.44
				Jan2018 Stmt - Arends Dog Bags and More	(17.03)
			Public Works	Jan2018 Stmt - Arends Reitdyks Milling Co.	71.02
				Jan2018 Stmt - Arends Solenoid Valves	95.34
				Jan2018 Stmt - Arends Carhartt Retail	97.55
				Jan2018 Stmt - Arends Dog Bags and More	219.82
		201801-1889	Executive	Jan2018 Stmt - Stuart Sportsmans Steakhouse	36.90
				Jan2018 Stmt - Stuart Fuel Bistro	35.81
				Jan2018 Stmt - Stuart PDX Airport Parking	27.00
				Jan2018 Stmt - Stuart The Davenport Grand Hotel	168.70
				Jan2018 Stmt - Stuart Adobe Acrobat Pro	16.25
				Jan2018 Stmt - Stuart End of the Road Grill	19.18
				Jan2018 Stmt - Stuart Rose & Thorn	35.08
				Jan2018 Stmt - Stuart Country Cafi½	94.87
				Jan2018 Stmt - Stuart Alaska Air	484.40
				Jan2018 Stmt - Brunson Dollar Tree	0.96
				Jan2018 Stmt - Brunson Staples	(3.61)
		201801-1133	Public Works	Jan2018 Stmt - Brunson Dollar Tree	14.50
				Jan2018 Stmt - Brunson Staples	46.60
				Jan2018 Stmt - Brunson The Home Depot	96.48
				Jan2018 Stmt - Brunson Ridgefield Pack and Ship	62.50
				Jan2018 Stmt - Brunson Safeway	9.04
				Jan2018 Stmt - Brunson Dollar Tree	0.73
		201801-1117	Community Development	Jan2018 Stmt - Blehm Lava Java-1st Sat	10.00
			Genl Govt/Facilities	Jan2018 Stmt - Blehm GRCC Waterworks 2018 Renewal	252.00
			Public Works	Jan2018 Stmt - Blehm American Planning	735.00
			Community Development	Jan2018 Stmt - Blehm Fred Meyer	824.66
			Human Resources	Jan2018 Stmt - Blehm Craft Warehouse	53.35
				Jan2018 Stmt - Blehm Lava Java	55.00
		201801-5494	Genl Govt/Facilities	Jan2018 Stmt - Blehm OfficeMax	27.08
				Jan2018 Stmt - Kipp Facebook-1st Sat	59.78
				Jan2018 Stmt - Kipp Fred Meyer	42.00
				Jan2018 Stmt - Kipp Amazon Marketplace	(9.52)
				Jan2018 Stmt - Kipp Ridgefield Hardware	29.24
			Human Resources	Jan2018 Stmt - Kipp Amazon Marketplace	251.76
				Jan2018 Stmt - Kipp Mt. Hood Ski Bowl	100.00
				Jan2018 Stmt - Kipp Paypal PartyGameID	4.95
				Jan2018 Stmt - Kipp Costco	396.23
				Jan2018 Stmt - Kipp TopGolf	100.00
				Jan2018 Stmt - Kipp Papa Murphys	60.00

Attachment: January 25, 2018 Claims Report (Approval of Claims And/Or Payroll)

City of Ridgefield
Claims Payment Report
For Approval on: January 25, 2018

WELLS FARGO	1681	201801-5494	Human Resources	Jan2018 Stmt - Kipp BlueApron	120.00
				Jan2018 Stmt - Kipp Doterra	181.00
		201801-4056	Public Works	Jan2018 Stmt - Ferriss Fuel Bistro	82.86
			Finance	Jan2018 Stmt - Ferriss Fuel Bistro	4.36
			Administration	Jan2018 Stmt - Ferriss Paypal WashingtonM	375.00
			Council	Jan2018 Stmt - Ferriss Alaska Air	772.80
				Jan2018 Stmt - Ferriss Buckets	137.13
				Jan2018 Stmt - Ferriss Ridgefield Pioneer Marketplace	4.68
		201801-8764	Genl Govt/Facilities	Jan2018 Stmt - Knottnerus Sportsmans Steakhouse	91.43
			Human Resources	Jan2018 Stmt - Knottnerus Indeed	430.44
		201801-9760	Public Safety	Jan2018 Stmt - Hoots WAPRO	25.00
				Jan2018 Stmt - Hoots Costco.com	46.24
		201801-7296	Genl Govt/Facilities	Jan2018 Stmt - Rhine Paypal JFS Inc	(14.27)
			Public Safety	Jan2018 Stmt - Rhine Paypal JFS Inc	184.17
		201801-2960	Genl Govt/Facilities	Jan2018 Stmt - Johnson Custom Ink-1st Sat	726.30
		201801-8989	Genl Govt/Facilities	Jan2018 Stmt - Brooks Leatherman	(23.52)
			Public Safety	Jan2018 Stmt - Brooks Leatherman	303.52
				Jan2018 Stmt - Brooks Ploice Executive Research	200.00
		201801-8453	Genl Govt/Facilities	Jan2018 Stmt - Kast DryBox	21.68
			Public Works	Jan2018 Stmt - Kast DryBox	65.04
WELLS FARGO Total				8,332.53	
WILCO FARM STORE	655	693596	Genl Govt/Facilities	Uniforms - Johnson	5.42
			Public Works	Uniforms - Johnson	102.97
WILCO FARM STORE Total				108.39	
WILCOX AND FLEGEL	1469	0211506-IN	Genl Govt/Facilities	PW Diesel Fuel	71.15
			Public Works	PW Diesel Fuel	927.51
			Community Development	PW Diesel Fuel	55.34
WILCOX AND FLEGEL Total				1,054.00	
Grand Total				905,662.77	

Attachment: January 25, 2018 Claims Report (Approval of Claims And/Or Payroll)

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: January 25, 2018
ITEM: CONSENT AGENDA
AGENDA ITEM TITLE: Approval of Minutes from the January 11, 2018 Meeting

AGENDA ITEM TITLE:

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

GOVERNING LEGISLATION:

Not applicable

PREVIOUS COUNCIL ACTION TAKEN:

Not applicable

SUMMARY/BACKGROUND:

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

BUDGET/FINANCIAL IMPACTS:

Not applicable

RECOMMENDED ACTION OR MOTION:

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

1. "I move to approve the consent agenda"

STAFF CONTACT: Julie Ferriss, City Clerk

ATTACHMENTS: 01-11-2018 (PDF)



CITY OF RIDGEFIELD, WASHINGTON

City Council MEETING MINUTES

January 11, 2018

Regular Meeting - 6:30 PM

GENERAL SESSION CALL TO ORDER - 6:30 PM - [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

None.

Oath of Office - Greg Kimsey, Clark County Auditor - [6:31 PM](#)

SELECTION OF MAYOR AND MAYOR PRO TEM

Nominations for the Mayor:

MOTION: Council member Taylor moved to nominate Ron Onslow and Don Stose to serve as Mayor, respectively, with Ron to serve as Mayor until March 31, 2018, and thereafter for Don to serve as Mayor from April 1 through the end of the biennium--December 31, 2019.

SECOND: Council member Wertz.

Vote - Yes: Council member Taylor, Wertz, Main, Day, Stose, Wells and Mayor Onslow.

Vote - No: None

Motion Passed.

Nominations for Mayor Pro Tem:

MOTION: Council member Day nominated Council member Wells to serve as Mayor Pro Tem through December 31, 2019.

SECOND: Council Member Taylor.

Vote - Yes: Council member Taylor, Wertz, Main, Day, Stose, Wells and Mayor Onslow.

Vote - No: None

Attachment: 01-11-2018 (Approval of Minutes)

Motion Passed.

PUBLIC COMMENT - [6:43 PM](#)

Tevis Laspa - Resident

Gee Creek photo provided into the record.

Water quality coming in is different when going out.

Sent multiple emails to City staff.

Dirt pollution is going into our stream and it's not good for the fish.

Do we have the rules to minimize this pollution?

Are we enforcing them? Do I need to talk to someone else?

Mike Bomar - CREDC President

CREDC Annual Investor event is scheduled for January 24th at Windy Hills Winery.

Neal Kimsey - CRWWD Commissioner

Congratulations to Sandra Day for her appointment to the Fort Vancouver Library district board.

CONSENT AGENDA - MOTION TO APPROVE AS PRESENTED,

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

1. Approval of Claims And/Or Payroll

2. Approval of Minutes from December 21, 2017 & January 2, 2018 Meetings

PRESENTATION

1. Solid Waste Update by Waste Connections

Waste Connections staff presented update to City Council.

PUBLIC HEARING/BUSINESS

1. Public Hearing and First Reading of Ordinance No. 1255 - Economic Catalyst Program - Jeff Niten, Community Development Director

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

City Council conducted discussion.

Mayor opened the hearing: 7:05PM

Tevis Laspa - Resident

Have been in business for 35 years.

Never had I received economic incentives for doing what I did.

It is unfair for other businesses.

Questions regarding general fund and traffic impact fees.

Mike Bomar - CREDC President

Thank you for your interest an economic development.

Kudos for the subarea planning - setting infrastructure for success.

Business needs.

Businesses are asking for amenities.

If this is done well there is a lot of good things - does not set you up for failure.

We will work with the City on what is decided.

Roy Garrison - Resident

Question - Is there a sunset for this Ordinance?

How do you intent to handle when you need to turn someone down?

Mayor closed the hearing: 7:12PM

First Reading conducted

PUBLIC COMMENT - 7:12 PM

None received.

COUNCIL/PRESIDING OFFICER/STAFF REPORTS

Council - 7:12 PM

Council Member Main - Attended C-TRAN board meeting.

Council Member Wertz - Attended City Manager briefing.

Council Member Day - Attended City Manager briefing, CRWWD board meeting, and Port of Ridgefield meeting.

Council Member Taylor - Attended City Manager briefing.

Council Member Stose - Attended Leadership Clark County with students of Ridgefield High School.

Council Member Wells - Attended 5 meetings.

Mayor - 7:18 PM

Attended numerous meeting including dark fiber project meeting, RTC meeting, CDBG meeting, Leadership Clark County and City Manager briefing.

City Manager

City Manager Steve Stuart - Economic Forecast breakfast, Vancouver to Ridgefield Trail Alignment Stakeholders Meeting and Clark College State of the College Address are scheduled for January 18th.

City Attorney Janean Parker - Litigation update provided.

Community Development Director Jeff Niten - Community Development report provided.

Public Works Director Bryan Kast - Provided an update regarding the boulder that was moved due to an accident at the 56th roundabout.

Deputy City Manager Lee Knottnerus - Provided update on new employee hires, 2018 events postcard has been mailed out to residents.

FROM THE COUNCIL

ADJOURN - [7:30 PM](#)

Julie Ferriss, City Clerk

Ron Onslow, Mayor

Attachment: 01-11-2018 (Approval of Minutes)

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: January 25, 2018

ITEM:

AGENDA ITEM TITLE: Parks Board Update and 2018 Work Plan

Parks Board Update and 2018 Work Plan

STAFF CONTACT: Bryan Kast, Public Works Director

ATTACHMENTS:

CITY OF RIDGEFIELD REQUEST FOR COUNCIL ACTION

MEETING DATE: January 25, 2018

ITEM: BUSINESS

AGENDA ITEM TITLE: An Ordinance of the City of Ridgefield, Washington Establishing the City of Ridgefield Economic Development Catalyst Project Program and Authorizing Modifications Specified Herein of the City of Ridgefield Fee Schedule – Fees for City Permits and Actions

PREVIOUS COUNCIL ACTION TAKEN:

Public Hearing and first reading held with Council on January 11, 2018

SUMMARY/BACKGROUND:

The Economic Catalyst program is intended to encourage development of employment and/or commercial uses that will have a positive effect on the surrounding area by spurring additional job development, increasing sales tax revenue, increasing property values, or improving city residents' quality of life. Two sub-area plans, the Junction sub-area plan and the 45th and Pioneer sub-area plan, adopted by Council in 2015, identified land uses and future development potential that will have a significant impact on the Ridgefield built environment in the future. Because these two sub-areas are incredibly important to how the city grows, and because residents of Ridgefield consistently express the need for increased services and job opportunities, encouraging employment and commercial development in these two areas is a priority for the city.

The ordinance identifies several criteria which the City Manager may use to evaluate potential catalyst projects, and bring potential projects forward for consideration by the City Council. Existing and/or future land uses, property values, assemblage potential, proximity to Employment Centers, job creation, taxable value calculations, including sales tax, and improvement of quality of life for Ridgefield residents are all potential criteria. If any of these criteria are met the ordinance provides the Council with the opportunity to spur development by reducing or eliminating fees including permitting fees for land use, engineering, construction and Traffic Impact Fees.

BUDGET/FINANCIAL IMPACTS:

In the short term Community Development funds would be expected to decrease, however the long term impact to the General Fund through property tax values and sales tax revenue would be positive.

RECOMMENDED ACTION OR MOTION:

Staff recommends Council adopt Ordinance No. 1255 by making the following motion:

"I move to adopt Ordinance No. 1255, as presented."

STAFF CONTACT: Jeff Niten, Community Development Director

ATTACHMENTS: Econ Catalyst V.4 (DOCX)

ORDINANCE NO. 1255

AN ORDINANCE OF THE CITY OF RIDGEFIELD, WASHINGTON ESTABLISHING THE CITY OF RIDGEFIELD ECONOMIC DEVELOPMENT CATALYST PROJECT PROGRAM AND AUTHORIZING MODIFICATIONS SPECIFIED HEREIN OF THE CITY OF RIDGEFIELD FEE SCHEDULE – FEES FOR CITY PERMITS AND ACTIONS

WHEREAS, the City of Ridgefield processes permits required for the development of land; and

WHEREAS, a condition precedent for processing any application for said permits is the payment of fees associated therewith; and

WHEREAS, the development of commercial and employment land is vital for the future economic sustainability of Ridgefield; and

WHEREAS, the lack of commercial and employment development in the city is resulting in lower tax revenues for the city; and

WHEREAS, the City Council finds it is desirable and beneficial to the City of Ridgefield to encourage catalyst projects on commercial and employment sites; and

WHEREAS, catalyst projects are defined as unique, original projects within the City of Ridgefield; and

WHEREAS, the City Council conducted a public hearing and first reading and took testimony on the proposed Economic Development Catalyst Project Program ordinance at a regular meeting held on January 11, 2018; and

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

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

Section 1. **Public Interest.** The City Council for the City of Ridgefield, Washington finds, following a public hearing process, that it is in the public interest for the City of Ridgefield to approve the Economic Development Catalyst Project Program.

Section 2. **Catalyst Projects.** Catalyst projects are defined as public or private developments that are planned and designed to cause a corresponding and complimentary development reaction on surrounding properties. The City Council may designate a project as a catalyst project upon its determination, based on the criteria below, that the project is likely to generate development on surrounding properties that support the economic development goals of the City Council. Consideration of such designations include, but are not limited to:

- a. Existing and/or future land uses, property values, assemblage potential.
- b. Proximity to Employment Centers.
- c. Job creation.
- d. Taxable value calculations, including sales tax.
- e. Improvement of quality of life for Ridgefield residents.

Section 3. **Applicability.** The effect of a proposed catalyst development shall be evaluated on a case by case basis by the City Manager or designee. Catalyst projects should be within the boundaries of either the Junction sub-area or 45th and Pioneer sub-area as described below:

- a. The Junction sub-area plan generally bounded by N. 50th Pl./N. 51st St. to the west, S. 20th Way to the south, the alignment of N. 20th Ave. to the east, and N. 20th St. to the north.
- b. The 45th and Pioneer sub-area plan generally bounded by N. 50th Pl./N. 51st St. to the east, N. 35th Avenue to the west, N. 10th St. to the north, and approximately 1,200 feet northeast of the intersection of Royle Rd. and Hillhurst Rd. on the south.

Section 4. **Fees Reduced.** The following fees may be reduced or eliminated from the City of Ridgefield Master Fee Schedule in effect at the time of application:

- a. Land Use Planning permit fees; and
- b. Building permit fees; and
- c. Civil Engineering permit fees; and
- d. Traffic Impact Fees (TIF) to the extent that an increase in sales revenues can be quantified as a direct result of the catalyst project.

Section 5. **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 6. **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 7. **Effective Date.** This ordinance shall be in full force and effect thirty (30) calendar days after adoption and publication pursuant to law.

ADOPTED BY THE CITY COUNCIL OF THE CITY OF RIDGEFIELD, WASHINGTON THIS 25th DAY OF JANUARY 2018.

CITY OF RIDGEFIELD

Mayor, Ron Onslow

ATTEST:

Julie Ferriss
City Clerk

APPROVED AS TO FORM:

Janean Parker, City Attorney

Public Hearing: January 11, 2018

First reading: January 11, 2018

Second Reading/Passage: January 25, 2018

Date of Publication:

Effective Date:

ORDINANCE NO. 1255

AN ORDINANCE OF THE CITY OF RIDGEFIELD, WASHINGTON ESTABLISHING THE CITY OF RIDGEFIELD ECONOMIC DEVELOPMENT CATALYST PROJECT PROGRAM AND AUTHORIZING MODIFICATIONS SPECIFIED HEREIN OF THE CITY OF RIDGEFIELD FEE SCHEDULE – FEES FOR CITY PERMITS AND ACTIONS

WHEREAS, the City of Ridgefield processes permits required for the development of land; and

WHEREAS, a condition precedent for processing any application for said permits is the payment of fees associated therewith; and

WHEREAS, the development of commercial and employment land is vital for the future economic sustainability of Ridgefield; and

WHEREAS, the lack of commercial and employment development in the city is resulting in lower tax revenues for the city; and

WHEREAS, the City Council finds it is desirable and beneficial to the City of Ridgefield to encourage catalyst projects on commercial and employment sites; and

WHEREAS, catalyst projects are defined as unique, original projects within the City of Ridgefield; and

WHEREAS, the City Council conducted a public hearing and first reading and took testimony on the proposed Economic Development Catalyst Project Program ordinance at a regular meeting held on January 11, 2018; and

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

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

Section 1. **Public Interest.** The City Council for the City of Ridgefield, Washington finds, following a public hearing process, that it is in the public interest for the City of Ridgefield to approve the Economic Development Catalyst Project Program.

Section 2. **Catalyst Projects.** Catalyst projects are defined as public or private developments that are planned and designed to cause a corresponding and complimentary development reaction on surrounding properties. The City Council may designate a project as a catalyst project upon its determination, based on the criteria below, that the project is likely

to generate development on surrounding properties that support the economic development goals of the City Council. Consideration of such designations include, but are not limited to:

- a. Existing and/or future land uses, property values, assemblage potential.
- b. Proximity to Employment Centers.
- c. Job creation.
- d. Taxable value calculations, including sales tax.
- e. Improvement of quality of life for Ridgefield residents.

Section 3. **Applicability.** The effect of a proposed catalyst development shall be evaluated on a case by case basis by the City Manager or designee. Catalyst projects should be within the boundaries of either the Junction sub-area or 45th and Pioneer sub-area as described below:

- a. The Junction sub-area plan generally bounded by N. 50th Pl./N. 51st St. to the west, S. 20th Way to the south, the alignment of N. 20th Ave. to the east, and N. 20th St. to the north.
- b. The 45th and Pioneer sub-area plan generally bounded by N. 50th Pl./N. 51st St. to the east, N. 35th Avenue to the west, N. 10th St. to the north, and approximately 1,200 feet northeast of the intersection of Royle Rd. and Hillhurst Rd. on the south.

Section 4. **Fees Reduced.** The following fees may be reduced or eliminated from the City of Ridgefield Master Fee Schedule in effect at the time of application:

- a. Land Use Planning permit fees; and
- b. Building permit fees; and
- c. Civil Engineering permit fees; and
- d. Traffic Impact Fees (TIF) to the extent that an increase in sales revenues can be quantified as a direct result of the catalyst project.

Section 5. **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 6. **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 7. **Effective Date.** This ordinance shall be in full force and effect thirty (30) calendar days after adoption and publication pursuant to law.

ADOPTED BY THE CITY COUNCIL OF THE CITY OF RIDGEFIELD, WASHINGTON THIS 25th DAY OF JANUARY 2018.

CITY OF RIDGEFIELD

Mayor, Ron Onslow

ATTEST:

Julie Basarab
Deputy City Clerk

APPROVED AS TO FORM:

Janean Parker, City Attorney

Public Hearing: January 11, 2018
First reading: January 11, 2018
Second Reading/Passage: January 25, 2018
Date of Publication:
Effective Date:

Attachment: Econ Catalyst V.4 (Economic Catalyst Program)

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: January 25, 2018

ITEM: BUSINESS

AGENDA ITEM TITLE: Motion - Approval of Amendment to EMS Interlocal Cooperation Agreement

SUMMARY/BACKGROUND:

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

RECOMMENDED ACTION OR MOTION:

"I move to approve proposed amendment to the Interlocal Agreement between the County and EMS District 2 and the cities of La Center, Ridgefield and Woodland to lengthen the term of city representatives to two years as presented"

STAFF CONTACT: Steve Stuart, City Manager

ATTACHMENTS: clean copy REVISED EMS INTERLOCAL COOPERATION AGREEMENT_Version 3 (PDF)

1 THIS IS AN AGREEMENT entered into under the Interlocal Cooperation Act
2 (Chapter 39.34 R.C.W.) between Clark County (hereinafter "County"), Clark County
3 Emergency Medical Services District #2 (hereinafter "The District"), and the cities of Battle
4 Ground, La Center, Ridgefield, and Woodland (hereinafter "The Cities"), by which the
5 parties agree to modify and replace their October 29, 2013 EMS Interlocal Cooperation
6 Agreement to reflect the parties mutual desire to obtain exclusive ambulance service
7 through a contract administered by the City of Vancouver (an unsigned copy of the City of
8 Vancouver ambulance contract is attached as Exhibit A).

9 This Interlocal agreement will continue to authorize The District to contract for
10 exclusive ambulance services within Clark County and the Cities and will expressly
11 authorize The District to delegate this authority to the City of Vancouver. To this end, the
12 Cities and County authorize the District to negotiate and sign (on behalf of the Cities and
13 County) an Interlocal Agreement with the City of Vancouver which delegates the parties'
14 authority to contract for exclusive 911 and non-emergency ambulance service within their
15 jurisdictions. Further, this agreement will affirm the parties' agreement to engage in a
16 cooperative and uniform system of Emergency Medical Services (EMS) regulation by
17 agreeing to adopt a Uniform EMS Ordinance (attached as Exhibit B) that is drafted and
18 maintained by The County. Finally, reflecting the City of Vancouver's independent role as
19 the contracting party with its own contracting policies and contract oversight, this
20 agreement will revise and replace the October 29, 2013 EMS Interlocal Cooperation
21 Agreement as set forth below.

WHEREAS, the County, the Cities and the District entered into an EMS Interlocal Agreement through which the County administered the Cities' and Clark County's Uniform EMS Ordinance's, and the District awarded an exclusive 911 and non-emergency ambulance contract which expires at midnight December 31, 2014.

WHEREAS, the City of Vancouver indicated its intent to separately contract for exclusive 911 ambulance service and non-exclusive non-emergency ambulance service within its jurisdiction beginning January 1, 2015.

WHEREAS, the County, the Cities, and the District executed the October 2013 EMS Interlocal Agreement to address their EMS regulatory and ambulance group purchasing needs separately from the City of Vancouver as established under the original agreement and ordinances and reaffirmed in the 2014 EMS System Design Decisions.

WHEREAS, the County, the Cities, and the District executed the October 2013 EMS Interlocal Agreement authorize the District to award a new exclusive 911 and non-emergency ambulance contract beginning on January 1, 2015 that is independent and separate from the City of Vancouver's contract.

WHEREAS, the County, the Cities, and the District have since discovered that separately contracting for exclusive 911 and non-emergency service would result in increases in patient costs and/or reductions in service.

WHEREAS, the County, the Cities and the District desire to reduce unnecessary increases in patient costs and maintain adequate levels of service by capitalizing upon the market and administrative efficiencies associated with receiving ambulance service under a single ambulance contract.

WHEREAS, Clark County and the Cities find as a fact that it is in the best interests of the health and safety of the public to prescribe and enforce uniform standards for provision of EMS services throughout their jurisdictions and have therefore each adopted an ordinance, that is substantially similar to the Uniform EMS Ordinance attached as Exhibit B, which supplements state laws and regulations that also regulate the provision of ambulance service in the State of Washington.

WHEREAS, the County, District and the Cities for the reason's set forth in the Uniform EMS Ordinance, as amended, find as a fact that it is in the best interest of the health and safety of the public to utilize their combined and/or complimentary authority to authorize the District to negotiate and sign an Interlocal agreement with the City of Vancouver to obtain exclusive 911 and non-emergency ambulance service from its ambulance contractor within the County, District and the Cities beginning on January 1, 2015.

WHEREAS, in December of 2014, the County, the Cities and the District modified the then existing October 2013 EMS Interlocal Agreement to reflect their desire to participate in and receive exclusive 911 and non-emergency ambulance service from a contract negotiated and administered by the City of Vancouver.

WHEREAS, the County and the Cities now desire to modify the existing December 2014 EMS Interlocal Agreement to authorize EMS District #2 to analyze and study the performance of the ambulance system and contractor in order to inform future decision-making by EMS District #2. This authority includes the ability to contract for professional services on behalf of EMS District #2 using funds currently held by the District and any other funds appropriated for such a purpose by the County and/or the Cities.

NOW THEREFORE, THE PARTIES AGREE AS FOLLOWS:

1. PURPOSES.

The purposes of this agreement are:

a. To enable the Cities and the County to exercise uniform regulatory oversight over EMS in the Regulatory Service Area;

b. To enable the Cities and the District to participate in group purchasing of ambulance services for the Contract Service Area so as to enable the residents within the boundaries of the Contract Service Area to benefit from large scale buying power, economies of scale and superior disaster response capabilities; and

c. To establish a process for other jurisdictions to become participants in this agreement.

d. The above recitals are hereby adopted as findings in support of this agreement.

2. DEFINITIONS.

Unless a different meaning is plainly required by the context, words and phrases used in this agreement shall have the meanings attributed to them in R.C.W. 18.73.030, the Uniform EMS Ordinance, attached as Exhibit B to this agreement, or in this section; provided that in case of any conflict, the Uniform EMS Ordinance shall control:

a. "Ambulance Rates" means the Ambulance Service Contractor's charges to patients as established in the contract between the City of Vancouver and Contractor.

b. "Ambulance Service Contractor" or "Contractor" means the private or public entity that is under exclusive contract with the District to respond to all medical requests originating within the Contract Service Area.

c. "Annual Inflation Adjustment" means the annually computed maximum upward adjustment to the ambulance rates based on the provisions established in the contract between the City of Vancouver and Ambulance Service Contractor.

d."Default" means those contractual defaults by the Ambulance Services Contractor which may be grounds under the Ambulance Services Contract for the City of Vancouver to invoke the takeover provisions of the contract.

e. "Contract Service Area" means the combined geographic area within the corporate limits of the Cities and within the portions of unincorporated Clark County defined in the Ambulance Service Agreement, and within any other jurisdictions which participate in this agreement for the purpose of group purchasing of ambulance services.

f. "Contract Violation" means whenever the Contractor has failed to perform in accordance with the provisions of the Contract, other than a default or those instances when the ambulance response time exceeds beyond the applicable response time standard.

g. "EMS Interlocal Cooperative" or "Cooperative" means the collective group of governmental jurisdictions which participate in this agreement.

h. "EMS System" means that network of individuals, organizations, facilities and equipment whose participation is required to generate a clinically-appropriate, pre-planned system-wide response to each request for out of

hospital care and/or ambulance transport, so as to provide each patient the best possible chance of survival without disability, given available financial resources and the state-of-the-art of EMS technology.

i. "Extraordinary Cost Increase Adjustment" means a temporary, but renewable increase in Ambulance Service Contractor's charges to patients as established in the contract between the City of Vancouver and Contractor, other than the scheduled Annual Inflation Adjustment, which may be allowed by the City of Vancouver to offset: 1) costs for certain factors of production; or 2) changes in insurance payor mix; or 3) changes in insurance reimbursement rates all of which are beyond the Contractor's control and have escalated more rapidly than the Annual Inflation Adjustment.

j. "Externally-Imposed Upgrade Adjustment" means a negotiated adjustment to the Ambulance Service Contractor's charges to patients as established in the contract between the City of Vancouver and Contractor to offset the reasonable and actual amortized marginal costs of implementing externally imposed upgrades to the system standard of care required of the Ambulance Service Contractor by the Medical Program Director, or under applicable federal, state, or local laws, rules and regulations.

k. "Franchise Model" means an EMS business structure in which a contracted organization serves as the retail provider of ambulance services, and owns or controls most or all essential factors of production including operating licenses and permits, third-party reimbursement provider numbers, patient accounts receivable, and other factors of production. Under a "franchise model," the ambulance services contractor controls the patient accounts management process, and is compensated by way of such fee-for-service revenues as may be realized from the sale of ambulance services.

I. "Indexed Inflation Adjustment" means the indices used to calculated the Annual Inflation Adjustment as established in the contract between the City of Vancouver and Ambulance Service Contractor

3. PARTICIPATION.

The parties to this agreement are the Cities, Clark County and the District, and shall be collectively referred to as the EMS Interlocal Cooperative. The County and the Cities participate in the Cooperative in their regulatory capacities for the purpose of enforcing and administering the Uniform EMS Ordinance. The District and the Cities participate in their capacities as public ambulance service providers for the purpose of group purchasing of ambulance services. General purpose governmental jurisdictions may join the Cooperative for the purpose of uniform regulation of the EMS system by adopting an ordinance substantially similar to the Uniform EMS Ordinance and executing an appropriate interlocal agreement with the County. Participation in the Cooperative for purposes of group purchasing of ambulance services is open to other governmental units which have independent authority to designate or contract for ambulance services and which execute this agreement. Jurisdictions outside Clark County may participate for one or both of the purposes of this agreement upon approval of Clark County, provided that the County shall have previously consulted with the then-existing member jurisdictions.

4. UNIFORM EMS ORDINANCE.

Each participating jurisdiction shall adopt amendments to its ambulance ordinance which substantially conforms to the revisions made to the Uniform EMS Ordinance attached as Exhibit B.

5. POWERS RETAINED BY PARTICIPATING JURISDICTIONS.

159 The District and the Cities shall retain the following powers:

160 a. Changes to Level of Service Option.

161 As provided by the contract between the City of Vancouver and the
162 ambulance service provider (attached as Exhibit A), the ambulance service provider has
163 agreed to discuss and consider a request by any party in the contract service area to
164 pursue a changed level of service, with no adverse impacts to the City of Vancouver or the
165 remaining parties in the contract service area. Any decision to provide a changed level of
166 service to any party must be pre-approved in writing by the City of Vancouver.

167 b. Uniform Quality of Care.

168 Each shall be entitled to receive a uniform quality of prehospital EMS
169 care as established in the then-current System Standard of Care, externally monitored and
170 enforced by the Medical Program Director based on the delegated duties and
171 responsibilities as defined by state legislation.

172 c. Uniform Charges

173 The Ambulance Rates shall be uniform throughout the Contract
174 Service Area, subject to the provisions of Section 5(a) of this Agreement.

175 d. No Ambulance Deployment Restrictions.

176 The Ambulance Service Contractor shall be prohibited from
177 contractually committing any of its ambulances to the exclusive benefit of any particular
178 jurisdiction, except under contract for short-term special events. The participating
179 jurisdictions shall have access to all resources of the Ambulance Service Contractor at any
180 given time, subject to fluctuations in consumer demand for service, weather conditions and
181 disaster situations.

e. Response Time Reliability.

Each shall have the right to contractually enforceable response time reliability standards, externally monitored and enforced by the City of Vancouver, provided that response time standards under the ambulance contract may vary according to contract established between the City of Vancouver and Ambulance Services Contractor. In order to ensure maximum reliability, such monitoring shall include state of the art technology and independent cross checking.

f. Contract Commitments.

Each shall be entitled to receive the service commitments made by the Ambulance Contractor.

6. AUTHORITY AND RESPONSIBILITIES OF CLARK COUNTY.

Clark County is hereby designated as the Regulatory Administrator of the EMS regulatory program established under the Uniform EMS Ordinance as adopted by any party hereto. As Regulatory Administrator, Clark County shall have the authority and responsibilities as set forth in such Ordinance and in particular shall:

a. Provide all necessary material and staff support for administration and regulation under the Uniform EMS Ordinances;

b. Budget and pay for the EMS regulatory functions under this agreement from the County budget.

7 AUTHORITY AND RESPONSIBILITIES OF CLARK COUNTY EMS DISTRICT #2.

The Clark County EMS District #2 is hereby designated as the Contract Administrator for the Cities and such other municipalities and jurisdictions as may become

participants in this agreement for purposes of group purchasing of ambulance services. As Contract Administrator, the District shall have the authority and responsibilities as follows:

a. EMS District #2 shall have the authority and responsibility to negotiate and enter into interlocal agreements with the City of Vancouver on behalf of the Cities, County and the District to receive exclusive 911 and non-emergency ambulance service within the boundaries of the Cities, County and District pursuant to the terms of a competitively bid ambulance service contract awarded by the City of Vancouver according to its contracting policies and procedures. An unsigned copy of the City of Vancouver's competitively bid ambulance contract from which service will be provided to the parties is attached hereto as Exhibit A.

b. EMS District #2 shall have the authority to analyze the performance of the ambulance system and contractor, as well as analyze potential alternative systems that may exist for the provision of ambulance services within the boundaries of the Cities, County and District. EMS District #2 shall have the authority to contract for professional services to accomplish this analysis using existing funds belonging to EMS District #2 and, when these funds are depleted, any new funds that may be appropriated for this purpose by The County or The Cities.

b. Membership and Voting Rights of the EMS District #2 Board. The EMS District #2 Board shall consist of 3 persons, each of whom are delegated one vote consisting of the following members:

(1) Two County Councilors; and

(2) One city council member appointed by the Clark County mayor's group representing the Cities of Battleground, La Center, Ridgefield and Woodland. The city representative shall change every two years with the position alternating between the cities in alphabetical order commencing with the City of Battleground. Should a city decline its period of representation, the position shall go to the next city in line.

8. EXTRAORDINARY COST INCREASE ADJUSTMENT

The City of Vancouver may review and approve extraordinary cost increase adjustments pursuant to the terms of its contract with the ambulance service provider. A copy of this contract and appendices is attached as Exhibit A to this agreement.

9. CONSOLIDATED ANNUAL REPORT.

The City of Vancouver shall present to the district an annual consolidated report consistent with the terms of an Interlocal agreement to negotiated and executed between the District and the City of Vancouver.

10. CONTRACTING POLICIES. The ambulance service contracts awarded pursuant to the authority delegated by the Cities, County and District to the City of Vancouver shall be governed by the following basic policies:

a. Contracting Process.

There shall be awarded commencing January 1, 2015, an ambulance contract consistent with the following:

(1) Business Structure.

The business structure within which the ambulance services contract shall operate shall incorporate the Franchise Model.

(2) Type of Contract.

The ambulance services contract shall be a performance-based (i.e. not a level-of-effort) contract with initially established Ambulance Rates provision, subject to a reasonable adjustment for the inflation, mandatory improvements in the System Standard of Care, and Extraordinary Adjustments resulting from causes beyond the contractor's reasonable control.

(3) Initial Term.

The initial term of the long-term ambulance services contract shall be five years, to commence midnight January 1, 2015.

(4) Earned Rights to Extension.

The City of Vancouver may elect to award, and the City of Vancouver may negotiate, a five year extension subject to the provisions established in the ambulance contract between the City of Vancouver and the Ambulance Contractor.

11. FINANCING.

Ambulance services provided by the Ambulance Service Contractor and administrative costs of the City of Vancouver shall be funded from user fees unless individual jurisdictions which are parties to this agreement elect to subsidize the cost of such services pursuant to Section 5(a) of this Agreement.

12. DURATION.

This agreement shall remain in full force and effect for an initial term of five (5) years from its effective date until midnight, December 31, 2019, with the option an additional 2 or 3 year extensions resulting in a duration not to exceed midnight, December 31, 2025, subject to the provisions of Section 13 of this Agreement.

273 13. TERMINATION/MODIFICATION/WITHDRAWAL/EXTENSION.

274 a. This agreement may be modified or extended at any time as
275 agreed by all the parties in writing to make regulatory changes or modifications or to clarify
276 the terms of this agreement.

277 b. No party may withdraw from this agreement during the initial
278 term of this agreement, ending December 31, 2020.

279 c. Notice of intent to withdraw from this agreement following the
280 initial term of this agreement must be provided at least 19 months in advance of December
281 31, 2020.

282 d. Notice of intent to withdraw from this agreement following one
283 of the optional extension terms of this agreement must be provided 19 months in advance
284 of the expiration of that term.

285 14. INTERLOCAL COOPERATION ACT COMPLIANCE.

286 This is an agreement entered into under Chapter 39.34, R.C.W. Its duration
287 is as specified in Section 12. The organization, composition and nature of the EMS District
288 #2 Board is as specified in Section 7 and by the Uniform EMS Ordinance attached as
289 Exhibit B to this agreement. Its provision for a regulatory administrator is as specified in
290 Section 6. Its provision for a contract administrator is as Section 7. Its purposes are as
291 described in Section 1. Its manner of financing and budgeting is as described in Sections
292 6 and 11. Its termination is as described in Section 13.

293 15. NOTICES.

Notices required to be given under the terms of this agreement shall be directed to the following unless all parties are otherwise notified in writing:

Clark County and District:

County Administrator
Clark County
P.O. Box 5000
1013 Franklin
Vancouver, Washington 98660

City of La Center:

City Mayor
City of La Center
214 East Fourth Street
La Center, WA 98629

City of Battle Ground:

City Manager
City of Battle Ground
PO Box 37
Battle Ground, WA 98604

City of Ridgefield:

City Manager
City of Ridgefield
P.O. Box 608
Ridgefield, WA 98642

City of Woodland:

City Mayor
City of Woodland
230 Davidson Avenue
Woodland, WA 98674

16. ENTIRETY.

This document with its listed and attached Exhibit(s) constitutes the entire agreement of the parties.

17. SEVERABILITY.

If any section of this agreement is held by a court to be invalid, such action shall not affect the validity of any other part of the agreement.

18. EFFECTIVE DATE.

This agreement shall go into effect on December 15, 2014, among and between the parties contingent on its execution by each of the parties, as evidenced by the signatures and dates affixed below.

19. RATIFICATION.

Acts taken in conformity with this agreement but prior to its execution are hereby ratified and affirmed.

20. EXECUTION AND FILING.

The parties agree that there shall be multiple original signature pages to this Agreement distributed for signature by the necessary officials of the parties. Upon execution, the executed original signature pages of this Agreement shall be returned to the Clerk of the Board of County Commissioners, which shall file an executed original of this Agreement with the Clark County Auditor. The Clerk shall distribute duplicate conformed copies of the Agreement to each of the parties.

DATED this ___ day of _____, 2018.

CITY OF BATTLE GROUND

Attest:

Jeff Swanson, City Manager

, City Clerk

Approved as to form:

, City Attorney

CITY OF LA CENTER

Attest:

Greg Thornton, Mayor

, City Clerk

Approved as to form:

, City Attorney

CITY OF RIDGEFIELD

Attest:

Steve Stuart, City Manager

, City Clerk

Approved as to form:

, City Attorney

CITY OF WOODLAND

Attest:

Will Finn, City Mayor

, City Clerk

Approved as to form:

, City Attorney

CLARK COUNTY

Attest:

Marc Boldt, Chair

, Clerk to the Board

Approved as to form:

402
403
404

, Chief Civil Deputy
Prosecuting Attorney

Attachment: clean copy REVISED EMS INTERLOCAL COOPERATION AGREEMENT_Version 3 (EMS Interlocal Cooreparation Agreement)

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: January 25, 2018
ITEM: BUSINESS
AGENDA ITEM TITLE: Motion - Approval of Cloverhill Phase 1 Final Plat

GOVERNING LEGISLATION:

RCW 58.17

PREVIOUS COUNCIL ACTION TAKEN:

Development Agreement adopted by Council on July 26, 2017.

SUMMARY/BACKGROUND:

The Ridgefield Hearing Examiner approved the preliminary plat for Cloverhill Planned Unit Development (PUD) on April 11, 2017, as PLZ-16-0088. The plat is also subject to the July 26, 2017 development agreement made between the City of Ridgefield (Grantee) and Robert A. Royle, LLC, ELRO LLC, Estate of Robert Royle and Lionel Royle, Kenneth A. Royle, Lucille E. Hollis, Margaret L. Svir, Marcella R. Sather, and Fortress Enterprises, Inc. (Grantors), record 5432425 of Clark County, WA.

The project (Phase 1) proposes to subdivide the 18.91-acre site into 63 single family residential lots ranging from 6,808 sq. ft. to 10,136 sq. ft.

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

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

BUDGET/FINANCIAL IMPACTS:

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

RECOMMENDED ACTION OR MOTION:

Staff recommends City Council approve the final plat.

STAFF CONTACT:

Jeff Niten, Community Development Director

ATTACHMENTS:

PLZ-17-0143 Cloverhill Ph 1_Final Plat_Staff Memo_01182018 (PDF)

Cloverhill Ph 1 Final Plat(PDF)

Green Space Exhibit Cloverhill Phase 1 (PDF)



COMMUNITY DEVELOPMENT DEPARTMENT

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

Cloverhill Ph 1 Final Plat

Staff Report

File No. PLZ-17-0143

I. Review Process

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

II. Basic Facts

Application date: On December 8, the City received an application for final plat approval for Cloverhill Phase 1.

City Council hearing date: January 25, 2018

Owner: Jeff Wriston, Cloverhill JV, LLC; 15700 NW 31st Ct, Vancouver, WA 98685; 360.772.3401, jeffwriston@gmail.com

Property Information: No address. A subdivision in lot #90 of S29, T4N, R1E WM; Assessor's #986042874 18.91 acres; 63 lots

III. Documents Received

- Master land use application
- Final plat application – December 6, 2017
- Final plat narrative – December 5, 2017
- Draft CC&Rs – 2017, undated and unsigned
- Signed CC&Rs – January 15, 2018
- Signed HOA bylaws – January 15, 2018
- Plat sheets – December 4, 2017, unsigned
- Revised plat sheets – January 12, 2018, unsigned
- Lot closure report – December 4, 2017
- Perimeter description – December 4, 2017
- Revised perimeter description – January 10, 2018
- Tax lot map
- Chicago Title Insurance Company subdivision guarantee – October 23, 2017
- Public improvement costs and quantities – December 5, 2017
- Conservation covenant – January 12, 2018, unsigned
- As built report – January 5, 2018

IV. Background

The Ridgefield Hearing Examiner approved the preliminary plat for Cloverhill Planned Unit Development (PUD) on April 11, 2017, as PLZ-16-0088. The plat is also subject to the July 26, 2017 development agreement made between the City of Ridgefield (Grantee) and Robert A. Royle, LLC, ELRO LLC, Estate of Robert Royle and Lionel Royle, Kenneth A. Royle, Lucille E. Hollis, Margaret L. Svir, Marcella R. Sather, and Fortress Enterprises, Inc. (Grantors), record 5432425 of Clark County, WA.

The project (Phase 1) proposes to subdivide an 18.91-acre site, Assessor's #986042874, into 63 single family residential lots. The lots range from 6,808 sq. ft. (Lot 60) to 10,136 sq. ft. (Lot 63), consistent with the lot size approved for Cloverhill. Phase 1 also includes tracts 1-5, park tracts 1A and 1B, open recreation tracts 1A-1D, storm tract 1, and public and private 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. A waterline easement over lots 60 and 61 for the benefit of lots 61 and 62 is required. As a **condition of approval**, the applicant shall revise the final plat to show this easement prior to obtaining City signatures on the final plat Mylar.
2. Proportionate share contributions for S. 45th Avenue are required by the Final Order and Development Agreement for 9.9% of the cost of project T-18 and 36.8% of the cost for project T-22. The total cost is not to exceed \$126.40 per linear foot of frontage. Based on 810 feet of project frontage, the maximum due is \$102,384.00. As a **condition of approval**, the applicant shall pay the amount due or provide the City a guarantee of payment prior to obtaining City signatures on the final plat Mylar.
3. A voluntary contribution of \$10,000 per phase for the first five project phases toward improvements at 9th Avenue and Pioneer was agreed to in the Final Order. The first payment of \$10,000 is due prior to final plat signature. As a **condition of approval**, the applicant shall pay the amount due prior to obtaining City signatures on the final plat Mylar.
4. The developer is required to pay a fee in lieu of capacity improvements for the 5th Avenue/Pioneer Street intersection of a maximum of \$5,000 due prior to final plat. As a **condition of approval**, the applicant shall pay the amount due prior to obtaining City signatures 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 December 8, 2017. They reviewed for compliance with the applicable WAC and RMC. Gray & Osborne had no comments. On January 16, 2018, the applicant resubmitted a revised plat and perimeter coordinates. The City sent these new materials to Gray & Osborne on January 16, 2018, and will return any comments to the applicant. As a **condition of approval**, the applicant shall address any comments received from

Gray & Osborne and resubmit materials to the City for approval prior to obtaining City signatures on the final plat Mylar.

VII. Land Use Planning Comments

The applicant has responded to the following land use conditions of approval from the Cloverhill PUD preliminary plat approval, PLZ-16-0088:

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 subdivisions 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 first phase of the subdivision within five (5) years from the date of preliminary plat approval. Each phase of the development shall apply for Final Plat approval in accordance with RDC 18.620.080.C, and phases may be approved in any order and are not required to be approved in the numerical order indicated on the preliminary plat.

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 as noted in this approval.

Findings

The approval indicates that the applicant must comply with State law if any environmental contamination is found on the site, and that any unused groundwater wells on the site must be properly decommissioned. The applicant states that no contamination was discovered during Phase 1 construction and no unused groundwater wells were encountered on the site. This condition is met subject to ongoing compliance.

6. Prior to Final Plat approval the Applicant shall demonstrate that adequate facilities are in place to support the development in order to remove the UH-10 overlay zone designation.

Findings

The applicant states that there are adequate facilities in place to support the development, including a completed sewer line and a water line currently under construction. This condition is met.

7. 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, 18.220.140-1, and RDC 18.210.150-1 or approved dimension reductions. The applicant shall note the approved dimensional standards on the Final Plat. Building lot size and yard setbacks for lots abutting the perimeter of the PUD (Lots 28-38 in Phase 1; Lots 83-88, 91-101, and 104 in Phase 2; Lots 256-269 in Phase 4; Lots 314-321 in Phase 5; and Lots 360-366 in Phase 6) shall not be less than that permitted in the underlying zone and may not be modified or reduced through the PUD or adjustment process. A note shall be located on the final plat indicating that some lots have different dimensional standards than others.

Findings

The applicant submitted a Final Plat for Phase 1 demonstrating approved dimensional standards. This condition is met.

8. 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

This condition does not apply at final plat.

9. 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.

Findings

This condition does not apply at final plat.

10. Prior to Final Plat approval the Applicant shall provide the Community Development Director fencing and wall details demonstrating that the Final Plat satisfies the standards in RDC 18.210.065.C and RDC 18.740. At the time of Fencing Permit and Building Permit submittal for each lot along S 45th Avenue and S Royle Road, the Applicant shall provide details demonstrating that proposed walls and fencing satisfy the standards in RDC 18.210.065.C, RDC 18.210.110, and RDC 18.740.

Findings

The applicant submitted a permit application to the City on November 30, 2017 for the 45th Ave wall, demonstrating consistency with the Development Agreement. As a **condition of approval**, the applicant shall complete construction of the 45th Ave wall prior to obtaining city signatures on the final Mylar.

11. Prior to Final Plat approval the Applicant shall provide the Community Development Director with 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.
 - a. As an option for lots abutting S 45th Ave/Royle Rd, the applicant shall provide a landscape buffer easement of 10 feet from back of sidewalk, to be landscaped consistent with the RDC requirements of 18.210.065.D and maintained by the HOA, and an additional minimum 10 feet of lawn in the rear yards of homes backing onto 45th Ave/Royle Rd, to total 20 feet of required landscaping meeting or exceeding the standards of RDC 18.210.065.D and RDC Table 18.725.050-1 for RLD sites. The required trees at 25 feet on center to meet the L1 standard and shall be provided on the street side of the fence within the combined 20 feet of landscaping, or as otherwise agreed to in the final design layout by the City in order to maintain consistency with neighboring projects along S 45th Ave / Royle Road.

Findings

The applicant submitted a compliant final landscape plan for the S 45th Ave frontage, recorded as Exhibit C of the Development Agreement. A final landscape plan demonstrating compliance with the relevant standards was submitted with the approved engineering plans. This condition is met.

12. Prior to Final Plat approval the Applicant shall provide the City with a final Lighting Plan, consistent with RDC 18.715, and demonstrate that light trespass and glare from streetlights shall not extend beyond the perimeter of the subdivision consistent with RDC 18.715.050.

Findings

A lighting plan is included in the approved engineering plans for Cloverhill Phase 1. This condition is met.

13. All garage and carport doors shall be a minimum of 18 feet from garage or carport door and the interior of the sidewalk. The garages shall be set back from the front building facade, including covered porches, by a minimum of four feet. No other accessory structures have been identified. Prior to Final Plat approval, the Applicant shall provide the Community Development Director with a Final Plat providing notes demonstrating that the proposal complies with the standards of RDC 18.210.090. At the time of Building Permit submittal for each lot, the Applicant shall provide architectural drawings demonstrating that the proposed garages satisfy the standards in RDC 8.210.120.A.1.

Findings

The applicant provided a note on the final plat stating that off-street parking will be set back a minimum of 18 feet from the sidewalk. This condition is met.

14. 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 18.210.150 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 18.210.150.

Findings

Phase 1 does not include any two- or three-unit homes. This condition does not apply.

15. Prior to Final Plat approval the Applicant shall provide the Community Development Director with preliminary townhouse façade elevations that demonstrate that the Final Plat satisfies the design standards in RDC 18.210.140.B. At the time of Building Permit submittal for each lot, the Applicant shall provide

architectural drawings demonstrating that the proposed townhouses satisfy the design standards in RDC 18.210.140.B.

Findings

Phase 1 does not include any townhomes. This condition does not apply.

16. Prior to Final Plat approval the Applicant shall provide the Community Development Director with a Final Plat providing notes demonstrating that proposed townhouse driveways, garages, and parking areas comply with the standards of RDC 18.210.140.C. At the time of Building Permit submittal for each lot, the Applicant shall provide architectural drawings demonstrating that the proposed townhouse garages satisfy the standards in RDC 18.210.140.C.3.

Findings

Phase 1 does not include any townhomes. This condition does not apply.

17. Prior to Final Plat approval the Applicant shall provide the Community Development Director with a Final Plat providing demonstrating that the proposal meets the townhouse open space and recreation standards of RDC 18.210.140.D.

Findings

Phase 1 does not include any townhomes. This condition does not apply.

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

Findings

This condition is met subject to ongoing compliance.

19. Prior to Final Plat approval the Applicant shall provide the Community Development Director with a Final Plat shall 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 a final plat that identifies critical areas and buffer widths. Notes 20 and 21 describe how critical areas and buffers are protected using tracts to be owned and maintained by the HOA. Note 22 describes a public trail easement intersecting the critical area buffer that is to be owned and maintained by the City. This condition is met.

20. 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 a conservation covenant to the City for signatures. As a **condition of approval**, the applicant shall submit proof that the required notice has been filed for public record before the City signs final Mylars.

21. 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, including proposed a management, maintenance, and monitoring plan. The final Mitigation Plan shall also include a landscape plan prepared by a qualified ecologist or biologist or prepared by a registered landscape architect in the State of Washington and reviewed and certified by a qualified ecology or biologist certifying that the plantings to be used in the remaining buffer area will compliment and support the functions and values of the fish and wildlife habitat conservation area and adjacent wetlands in accordance with RDC 18.280.110(D)(2)(d)(ii) and RDC 18.280.150(C)(2)(iv)(B). 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

The applicant submitted a final mitigation plan prepared by ELS demonstrating compliance, and submitted an as built report demonstrating that mitigation work is complete. This condition is met.

22. Temporary and/or permanent impacts to wetlands and waters may trigger state and federal permits. Prior to soil disturbance, all necessary local, state, and federal permits shall be obtained prior to any wetland impacts.

Findings

This condition does not apply at final plat and is met subject to ongoing compliance.

23. 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 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.
 - Permanent signs (wood or metal) shall be posted at an interval of one per lot for single-family residential along all fish and wildlife habitat conservation areas and riparian buffers, in accordance with RMC 18.280.110.D.1.d.ii. Signs will be worded as follows, or with alternative language approved by the Community Development Director, "The area beyond this sign is a fish and wildlife habitat conservation area. Alteration or disturbance is prohibited by law. Please call the City of Ridgefield for more information."
 - Wood or metal signs shall be posted at an interval of one per lot for single family residential uses or at a maximum interval of two hundred feet or as otherwise determined by the community development director or designee, and must be perpetually maintained by the property owner. The sign shall be worded as follows or with alternative language approved by the community development director or designee: "The area beyond this sign is a wetland or wetland buffer. Alteration or disturbance is prohibited by law. Please call the city of Ridgefield for more information."

Findings

The applicant submitted an as built report demonstrating that critical area signs have been installed. This condition is met.

24. Prior to Final Plat approval the Applicant shall provide a revised plat that provides 25 percent of the site area for common open space and 12.5 percent within a single parcel, and provide supporting documentation that 50 percent of the main parcel is developable for recreation areas to fully satisfy the requirements of RDC 18.401.080.B; or, the Applicant will demonstrate compliance with RDC 18.401.080.B through provision of a written, recordable, enforceable agreement on an adjacent parcel subject to the Director's approval or through enhanced mitigation subject to a future development agreement or amendment thereto.

Findings

This condition is superseded by the Development Agreement.

25. Prior to Final Plat approval the Applicant shall revise the plat to provide dispersed facilities fully meeting the dispersed facilities requirements and provide calculations for each dispersed facility demonstrating that they meet the standards in RDC 18.401.080.B.2.

Findings

This condition is superseded by the Development Agreement.

26. Prior to Final Plat approval the Applicant shall work with the City to determine which park facilities will be dedicated to the City and shall develop ownership and maintenance plans for all facilities demonstrating full compliance with RDC 18.401.080.B.9 & 10.

Findings

The applicant does not propose dedication to the City of any park facility in Phase 1, however, the Regional Trail section that crosses through Phase 1 will be dedicated to the City. The Regional Trail dedication is shown on the final plat as Note 22. The remaining park, open space, and mitigation area are shown to be dedicated to the HOA for ongoing ownership and maintenance on the final plat. This condition is met.

27. Prior to Final Plat approval, the Applicant shall develop parks and trails to City's Engineering Standards and the Park and Trail Design Standards in the Ridgefield Parks and Recreation Comprehensive Plan.

Findings

The T-4 trail, which will be dedicated to the City per Note 22 on the final plat, has been developed consistent with the City's design standards. This condition is met.

28. Prior to Final Plat approval, the Developer shall provide the Community Development Director with a final Landscape Plan demonstrating compliance with RDC 18.401 and RDC 18.725 detailing, among other things, improvements for parks and trails to fully satisfy the requirements of RDC 18.401.080.B.

Findings

A final landscaping plan demonstrating compliance with RDC 18.401 and RDC 18.725 was included with the approved engineering plans. This condition is met.

29. The Applicant shall provide a bond for construction of the common open space improvements consistent with RDC 18.401.080.B.7 if required by the City.

Findings

The applicant states that all required common open space improvements within Phase 1 will be complete prior to final plat approval, and no bond will be required. This condition is met.

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

Findings

This condition is met.

31. 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

As a **condition of approval**, the applicant shall provide a two-year maintenance bond in accordance with RDC 18.410.120.B covering all of the infrastructure dedicated to the City before the City signs final Mylars.

32. The Developer shall dedicate to the City the right-of-way necessary for S 45th Avenue/S Royle Road improvements, and pay their proportionate share of the improvement costs (9.9% of the cost of project T-18 and 36.8% of the cost of project T-22 from the CFP), or construct improvements concurrent with construction phasing to the City's road design. Additionally, the Developer shall construct on-site public and private roads, sidewalks, and trails concurrent with construction phasing in accordance with City code, Engineering, and Park and Trail Standards. Maintenance of the private roads will be the responsibility of the individual property owners.

Findings

See Engineering condition 2. As a **condition of approval**, the applicant shall pay the amount due or provide the City a guarantee of payment prior to obtaining City signatures on the final plat Mylar.

33. To provide an acceptable pedestrian route in lieu of sidewalks on both sides of the street for Phases 7 and 8, an additional trail segment shall be provided behind Lots 386 through 399. A minimum right-of-way width of 34 feet must be maintained. An alternate pedestrian path, acceptable to the City Engineer, must also be provided around Phase 9.

Findings

This condition does not apply to Phase 1.

34. All relevant standards applying to private communities in the engineering standards in effect at the time of engineering submittal are met, unless specifically excepted, in writing, by the City Engineer.
35. The temporary gravel road used for access in Phase 10 shall be improved with a minimum 20-foot paved width prior to final approval of Phase 10. This temporary roadway shall be maintained as a trail, closed to vehicular access, after Hillside Avenue is completed.

Findings

This condition does not apply to Phase 1.

36. The Developer shall contribute Transportation Impact Fees toward citywide impacts.

Findings

Transportation Impact Fees are due at final occupancy.

37. The Developer shall pay a voluntary contribution of \$10,000 per phase for the first five project phases final platting towards a new traffic signal at 9th Avenue/Pioneer St.

Findings

See Engineering comment 3. As a **condition of approval**, the applicant shall pay the \$10,000 payment for Phase 1 prior to obtaining City signatures on the final plat Mylar.

38. The Developer shall construct a separate southbound right turn lane at S Royle Road/NW and S Hillhurst Road prior to issuance of final occupancy for the 358th lot.

Findings

This condition does not apply to Phase 1.

39. The Developer shall pay a fee in lieu of, not to exceed \$5,000, for capacity improvements at 5th Avenue/Pioneer St. Fee shall be paid prior to final plat for the first project phase.

Findings

See Engineering comment 4. As a **condition of approval**, the applicant shall pay the fee in lieu of amount due prior to obtaining City signatures on the final plat Mylar.

40. The Developer shall provide multimodal trail connection from Hay Field Court to the south property border (near Lot 366) to allow a future connection to the adjacent property.

Findings

This condition does not apply to Phase 1.

41. Signing shall be placed at all street stubs within the development to communicate the planned future extension of the roadways.

Findings

Signing has been placed in Phase 1. This condition is met.

42. Minimum sight distance requirements shall be met at all site intersections and driveways. Sight distances on the internal local and collector street system shall be approved by the City Public Works Director prior to final site plan approval.

Findings

The applicant demonstrated compliance with this condition with final engineering plan approval.

43. Prior to Final Plat approval the Developer shall provide the Community Development Director with a copy of the Home Owners Association (HOA) bylaws and final 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 signed and dated January 15, 2018. This condition is met.

44. Prior to Final Plat approval, the Developer must demonstrate that each lot with reduced setbacks have adequate open space area, and all rooms on lots with reduced setbacks have either no windows, very small window areas, or have adequate provisions for light and air from another direction, in accordance with

RDC 18.401.090.J. Additionally, prior to Final Plat approval, the Developer must demonstrate that minimum distances required by the Uniform Building Code and the Uniform Fire Code are met.

Findings

Phase 1 does not include any lots with reduced setbacks. This condition does not apply.

45. Prior to Final Plat approval, the Developer shall demonstrate that for lots in the RLD-8 zone, 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 and for lots in the RLD-4 zone, the maximum building coverage does not exceed 45 percent of net buildable area overall and the maximum development coverage does not exceed 60 percent of the net buildable area overall.

Findings

Note 9 on the final plat states that the maximum building coverage shall not exceed 50 percent of the net buildable area overall and the maximum development coverage shall not exceed 65 percent of the net buildable area overall and for lots in the RLD-8 zone, and the maximum building coverage shall not exceed 45 percent of the net buildable area overall and the maximum development coverage shall not exceed 60 percent of the net buildable area overall in the RLD-4 zone. This condition is met.

46. 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.

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

Findings

All utilities have been placed underground. This condition is met.

48. The Developer shall develop sidewalks and trails to City Engineering standards and Park and Trail Design Standards in the Ridgefield Parks and Recreation Comprehensive Plan, and shall illuminate the multipurpose trails for security and safety, as required under RDC 18.401.080.R.4, consistent with City engineering standards. Trails must be separated from vehicular traffic.
 - a. The Developer shall develop internal trails, marked "local trails" on the preliminary plat, to a minimum 5-foot paved width, within a minimum 10-foot-wide easement dedicated for public use, and shall be developed at the Developer's expense. The Developer shall be responsible for obtaining any necessary permits for trail construction, including for any critical areas impacts.
 - b. The Developer shall design, construct and dedicate portions of system trails T-4 and T-11, as shown on the preliminary plat, to adopted City standards including but not limited to a minimum paved width of 8 feet with a 2-foot shoulder on each side within a minimum 25-foot wide public easement, and may be eligible for PIF credits consistent with RDC 18.070.150. The Developer shall be responsible for obtaining any necessary permits for trail construction, including for any critical areas impacts.

Findings

The trails on the final plat are separated from vehicular traffic. Per section 5.2 of the Development Agreement, trail lighting is required at intersections only, and street lighting provided at intersections where trail sections cross will satisfy trail lighting intersection requirements. In Phase 1, street lighting

serves to satisfy the trail lighting intersection requirement. Local trails were developed with a minimum 5-foot paved width in a 10-foot easement. The T-4 trail section was constructed with a minimum 8-foot paved section with 2-foot-wide shoulders in a 25-foot public easement. This condition is met.

49. Cloverhill 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.

50. Cloverhill PUD shall be bound by the requirements of RDC 18.401.120, Bonding and Enforcement.

Findings

This condition is met subject to ongoing compliance.

51. Cloverhill PUD shall be bound by the requirements of RDC 18.401.130, Parties Bound.

Findings

This condition is met subject to ongoing compliance.

52. Prior to Final Plat approval, the Developer must demonstrate that all non-flag lots meet the minimum lot frontage standard in RDC 18.402.090.I by modifying the plat to provide a minimum 35 feet of lot frontage; obtaining approval of an administrative adjustment to allow a 28-foot lot frontage (a 20% reduction to the standard); redesigning lots so that the lots meet the definition of a flag lot in RDC 18.100 and meet the minimum access requirements specified in the Engineering Standards; or some combination of these strategies.

Findings

The applicant demonstrated compliance with the minimum access requirements in the Engineering Standards with final engineering plan approval. The final plat shows that all lots meet the minimum lot frontage standards in RDC 18.401.090.I and have at least 35 feet of frontage. Phase 1 has no flag lots. This condition is met.

53. 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 final plat.

54. 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

Tract B is not part of Phase 1, which also has no parking strips. A final landscape plan for street trees was submitted with the approved engineering plans for Phase 1. This condition is met.

55. 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

See Condition 45. This condition is met.

56. 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 signed and dated January 15, 2018. This condition is met.

57. 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

Per section 5.2 of the Development Agreement, trail lighting is required at intersections only, and street lighting provided at intersections where trail sections cross will satisfy trail lighting intersection requirements. In Phase 1, street lighting serves to satisfy the trail lighting intersection requirement. This condition is met.

58. The Applicant shall comply with all of the recommendations made by the Clark County Fire and Rescue in their letter submitted for the pre-application conference attached to this staff report, including, but not limited to:
- Fire flow requirements for buildings or portions of buildings and facilities shall be determined by an approved method.
 - Residential sprinklers may be required in all homes. All homes on flag lots will require residential sprinklers.
 - The proposed streets comply with the minimum widths for fire access.
 - Security gates across a fire access road shall comply with outlined criteria and be approved by the Fire Chief.
 - Maintain a minimum 20-foot road width on any "Fire Access Road" which must be red curbed or signed and marked "Fire Lane - No Parking".
 - Allow easy access for the fire district engines and aerial ladder truck. The ladder truck is 39 feet long and requires a clear area 20 feet wide to deploy its ladder outriggers.
 - Mark areas adjacent to driveways, fire hydrants, and FDC's as "Fire Lane - No Parking".
 - Where a fire hydrant is located on a fire access road, the minimum road width shall be 26 feet.
 - Maintain the minimum turning radius as required by the fire code official.
 - Provide a maximum lateral spacing of 500 feet between fire hydrants.
 - Maintain a minimum 20-foot gate width on any "Fire Access Road Gate" which must be in compliance with criteria as required by the fire code official.

Findings

The applicant demonstrated compliance with Condition 58 with final engineering plan approval and development inspection. This condition is met.

59. Prior to Final Plat approval the Developer identify and properly decommission any existing groundwater wells on the site.

Findings

The applicant did not identify any groundwater wells. This condition is met.

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

1. The proposal shall comply with all terms and conditions of approval for the original decision, PLZ-16-0088, approved by the Hearing Examiner with a final order dated April 2017.
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 Cloverhill Phase 1, planning conditions 3-7 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. Complete the required wall along S 45th Ave.
5. Submit proof that the required notice (conservation covenant) has been filed for public record.
6. Provide a two-year maintenance bond in accordance with RDC 18.410.120.B covering all of the infrastructure dedicated to the City.
7. Submit a Mylar for signature containing the signature and seal of the surveyor of record (Certification of Subdivision Platting, see RDC 18.620.120.L) and the signatures of all parties having an ownership interest in the land for purposes of dedication (Dedication of Subdivision, see RDC 18.620.120.M).
8. Record the final plat with the Clark County Auditor's Office within thirty (30) calendar days of City signatures on the face of the Mylar.
9. Submit three (3) full-sized copies and one (1) 11-inch by 17-inch copy of the recorded plat and all associated written documents within thirty (30) calendar days of City signatures on the face of the Mylar.

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

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

VIII. Addressing

See attached Addressing Table and Map.

IX. Conclusion

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

Cloverhill Ph 1 Addressing

Ascending from North to South and West to East

Lot #	Address	Lot #	Address	Lot #	Address	Lot #	Address	Lot #	Address
S 11th Cir		S 11th Way		S Fieldcrest Dr		S 12th Cir		S 44th Pl	
North (even) side of street		North (even) side of street		West (odd) side of street		North (even) side of street		West (odd) side of street	
27	4104 S 11 th Cir	31	4204 S 11 th Way	24	1103 S Fieldcrest Dr	62	4302 S 12 th Cir	39	1115 S 44 th Pl
28	4126 S 11 th Cir	32	4226 S 11 th Way	23	1125 S Fieldcrest Dr	61	4324 S 12 th Cir	40	1139 S 44 th Pl
29	4148 S 11 th Cir	33	4248 S 11 th Way	22	1147 S Fieldcrest Dr	60	4346 S 12 th Cir	41	1163 S 44 th Pl
30	4160 S 11 th Cir	34	4260 S 11 th Way	21	1169 S Fieldcrest Dr	South (odd) side of street		42	1203 S 44 th Pl
South (odd) side of street		35	4304 S 11 th Way	20	1191 S Fieldcrest Ln	63	4335 S 12 th Cir	43	1225 S 44 th Pl
26	4135 S 11 th Cir	36	4326 S 11 th Way	19	1201 S Fieldcrest Dr			44	1247 S 44 th Pl
25	4161 S 11 th Cir	37	4348 S 11 th Way	18	1215 S Fieldcrest Dr			45	1269 S 44 th Pl
		38	4360 S 11 th Way	17	1229 S Fieldcrest Dr			46	1291 S 44 th Pl
		South (odd) side of street		16	1243 S Fieldcrest Dr			East (even) side of street	
		54	4209 S 11 th Way	15	1257 S Fieldcrest Dr			1	1080 S 44 th Pl
		55	4231 S 11 th Way	14	1271 S Fieldcrest Dr			2	1102 S 44 th Pl
		56	4253 S 11 th Way	13	1285 S Fieldcrest Dr			3	1124 S 44 th Pl
		57	4265 S 11 th Way	12	1301 S Fieldcrest Dr			4	1146 S 44 th Pl
		58	4309 S 11 th Way	11	1309 S Fieldcrest Dr			5	1168 S 44 th Pl
		59	4331 S 11 th Way	East (even) side of street				6	1202 S 44 th Pl
				53	1160 S Fieldcrest Dr			7	1224 S 44 th Pl
				52	1178 S Fieldcrest Dr			8	1246 S 44 th Pl
				51	1196 S Fieldcrest Dr			9	1268 S 44 th Pl
				50	1210 S Fieldcrest Dr			10	1290 S 44 th Pl
				49	1226 S Fieldcrest Dr				
				48	1242 S Fieldcrest Dr				
				47	1258 S Fieldcrest Dr				

Attachment: PLZ-17-0143 Cloverhill Ph 1_Final Plat_Staff Memo_01182018 (Cloverhill Phase 1 Final Plat)

Cloverhill Ph 1 Plat (Sheet 3)



PERIMETER DESCRIPTION:

A TRACT OF LAND IN A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 4 NORTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, CITY OF RIDGEFIELD, CLARK COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

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

THENCE SOUTH 01°25'05" WEST, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, 870.48 FEET;

THENCE LEAVING SAID EAST LINE, NORTH 88°34'55" WEST, 47.00 FEET;

THENCE NORTH 01°25'05" EAST, 41.02 FEET;

THENCE NORTH 43°34'55" WEST, 12.67 FEET;

THENCE NORTH 88°34'55" WEST, 94.04 FEET;

THENCE SOUTH 01°25'05" WEST, 66.00 FEET;

THENCE NORTH 88°34'55" WEST, 48.00 FEET;

THENCE NORTH 01°25'05" EAST, 8.90 FEET;

THENCE NORTH 88°41'32" WEST, 338.57 FEET;

THENCE NORTH 45°27'05" WEST, 295.45 FEET;

THENCE NORTH 42°30'04" WEST, 332.54 FEET;

THENCE NORTH 33°24'34" WEST, 290.22 FEET;

THENCE NORTH 36°19'29" WEST, 169.09 FEET;

THENCE NORTH 34°15'28" WEST, 82.68 FEET;

THENCE SOUTH 88°28'38" EAST, 1300.33 FEET TO THE POINT OF BEGINNING.
CONTAINING 830,531.26 SQUARE FEET, MORE OR LESS.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE TRACT OF LAND ABOVE DESCRIBED HAVE CAUSED THE SAME TO BE PLATTED ACCORDING TO THE PLAT HERETO ANNEXED, SAME TO BE KNOWN AS "CLOVERHILL PUD & SUBDIVISION PHASE 1", AND HEREBY DEDICATE THE STREETS AND EASEMENTS AS SHOWN THEREON TO THE PUBLIC USE FOREVER, AND DO HEREBY WAIVE ALL CLAIMS FOR DAMAGES AGAINST ANY GOVERNMENTAL AUTHORITY WHICH MAY BE OCCASIONED TO THE ADJACENT LAND BY THE ESTABLISHED CONSTRUCTION, DRAINAGE AND MAINTENANCE OF SAID STREETS AND EASEMENTS.

OWNER:

SIGNED _____ DATE _____

ACKNOWLEDGMENT:

STATE OF WASHINGTON
COUNTY OF CLARK

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____, 20____
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED

TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGMENT TO ME THAT HE SIGNED AND SEALED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.

IN WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR LAST WRITTEN ABOVE

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING IN _____

MY COMMISSION EXPIRES _____

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

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

NOTES:

- 1) NO LOT SHALL HAVE DIRECT VEHICULAR ACCESS TO S. 45TH AVENUE.
- 2) ALL PUBLIC ROADS WITHIN THIS PLAT ARE DEDICATED TO THE CITY OF RIDGEFIELD.
- 3) IMPACT FEES AND SYSTEM DEVELOPMENT CHARGES SHALL BE ASSESSED BASED ON FEE SCHEDULES IN EFFECT AT THE TIME OF BUILDING PERMIT ISSUANCE.
- 4) CITY OF RIDGEFIELD FINAL PLAT NUMBER "PLZ-16-0088"
- 5) THE CITY OF RIDGEFIELD HAS NO RESPONSIBILITY TO IMPROVE OR MAINTAIN THE PRIVATE ROADS CONTAINED WITHIN OR PRIVATE ROADS PROVIDING ACCESS TO PROPERTY DESCRIBED IN THIS PLAT.
- 6) OFF-STREET PARKING MUST BE SETBACK A MINIMUM OF 18 FEET FROM THE SIDEWALK TO PREVENT VEHICLES FROM INTERFERING WITH SIDEWALK TRAVEL.
- 7) ANY MODIFICATION TO PROPERTY LINE SETBACKS MAY BE PROCESSED THROUGH AN ADMINISTRATIVE ADJUSTMENT OR A VARIANCE AS REFERENCED IN THE CITY OF RIDGEFIELD DEVELOPMENT CODE AS AN ALTERNATIVE TO A RE-PLAT PROCESS.
- 8) ALL SENSITIVE LANDS SHALL BE PROTECTED BY CONSERVATION EASEMENTS AND CERTAIN ACTIVITIES ARE PROHIBITED OR LIMITED AS SPECIFIED BY THE CITY OF RIDGEFIELD DEVELOPMENT CODE, RDC 18.280.
- 9) DEVELOPMENT ON THE CLOVERHILL PUD & SUBDIVISION SITE IS SUBJECT TO THE FOLLOWING REVISED DIMENSIONAL STANDARDS PURSUANT TO RDC 18.401.100, AS SHOWN IN ITEM D.3 OF THE HEARING EXAMINER'S FINAL ORDER PLZ-16-0088.

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

NOTE: SOME LOTS HAVE DIFFERENT DIMENSIONAL STANDARDS THAN OTHERS.
CLOVERHILL PUD & SUBDIVISION PHASE 1 AVERAGE LOT SIZE = 7383.29 SF

- 10) AN EASEMENT IS HEREBY RESERVED UNDER AND UPON ALL TRACTS AND THE EXTERIOR SIX (6) FEET ON ALL BOUNDARY LINES OF THE LOTS ADJACENT TO PUBLIC/PRIVATE ROADS AND TRACTS FOR THE INSTALLATION, CONSTRUCTION, RENEWING, OPERATING AND MAINTAINING ELECTRIC, TELEPHONE, TV, CABLE, WATER AND SANITARY SEWER SERVICES. ALL LOTS CONTAINING PADMOUNT TRANSFORMERS ARE SUBJECT TO THE MINIMUM CLEARANCES AS DEFINED BY CLARK PUBLIC UTILITIES CONSTRUCTION STANDARDS. ALSO, A SIDEWALK EASEMENT, AS NECESSARY TO COMPLY WITH ADA SLOPE REQUIREMENTS, SHALL BE RESERVED UPON THE EXTERIOR SIX (6) FEET ALONG THE FRONT BOUNDARY LINES OF ALL LOTS AND TRACTS ADJACENT TO PUBLIC STREETS.
- 11) PRIVATE STORMWATER EASEMENT TO BE OWNED AND MAINTAINED BY THE INDIVIDUAL LOT OWNERS WITH AN INSPECTION AND MAINTENANCE EASEMENT TO THE HOMEOWNERS ASSOCIATION, DEDICATED WITH THIS PLAT.
- 12) PRIVATE STORMWATER EASEMENT TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION WITH AN INSPECTION AND MAINTENANCE EASEMENT TO THE CITY OF RIDGEFIELD, DEDICATED WITH THIS PLAT.
- 13) WALL EASEMENT TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION, DEDICATED WITH THIS PLAT.
- 14) PUBLIC STORMWATER EASEMENT TO THE CITY OF RIDGEFIELD, DEDICATED WITH THIS PLAT..
- 15) SANITARY SEWER EASEMENT TO CLARK REGIONAL WASTEWATER DISTRICT, DEDICATED WITH THIS PLAT.
- 16) S. 11TH CIR AND S. 12TH CIR ARE PRIVATE ROADS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION, WITH EASEMENTS OVER THEIR ENTIRETY DEDICATED WITH THIS PLAT, FOR THE FOLLOWING; A PRIVATE STORMWATER EASEMENT TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION WITH AN INSPECTION AND MAINTENANCE EASEMENT TO THE CITY OF RIDGEFIELD, A WATERLINE EASEMENT TO THE CITY OF RIDGEFIELD, AND A SANITARY SEWER EASEMENT TO CLARK REGIONAL WASTEWATER DISTRICT.
- 17) TRACTS 3 AND 5 ARE PRIVATE DRIVEWAYS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION, WITH EASEMENTS OVER THEIR ENTIRETY DEDICATED WITH THIS PLAT, FOR THE FOLLOWING; A PRIVATE STORMWATER EASEMENT TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION WITH AN INSPECTION AND MAINTENANCE EASEMENT TO THE CITY OF RIDGEFIELD, A WATERLINE AND UTILITY EASEMENT TO THE ADJACENT LOT OWNERS (LOTS 25 THRU 29 FOR TRACT 3, AND LOTS 60 THRU 63 FOR TRACT 5), AND A SANITARY SEWER EASEMENT TO CLARK REGIONAL WASTEWATER DISTRICT.
- 18) TRACTS 1, 4 AND 6 ARE OPEN SPACE TRACTS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- 19) TRACT 2 IS AN OPEN SPACE TRACT TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION, WITH A PRIVATE STORMWATER EASEMENT OVER ITS ENTIRETY TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION WITH AN INSPECTION AND MAINTENANCE EASEMENT TO THE CITY OF RIDGEFIELD, DEDICATED WITH THIS PLAT.
- 20) PARK TRACTS 1A AND 1B ARE OPEN SPACE TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- 21) OPEN REC TRACTS 1A, 1B, 1C AND 1D ARE OPEN SPACE TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- 22) 25' WIDE, T-4 PUBLIC TRAIL EASEMENT DEDICATED TO THE CITY OF RIDGEFIELD WITH THIS PLAT. THE CITY OF RIDGEFIELD IS RESPONSIBLE FOR THE MAINTENANCE OF THE TRAIL AND ITS APPURTENANCES WITHIN THE EASEMENT.
- 23) TRACT 7 IS TO BE RETAINED BY THE OWNER FOR FUTURE DEVELOPMENT.

SURVEY REFERENCES:

- 1) RENTON SURVEY, BK. 051, PG. 185
- 2) "GEE CREEK HIGHLANDS", BK. "H", PG. 753
- 3) MONTEITH SURVEY, BK. 024, PG. 033
- 4) SHORT PLAT BK. 002, PG. 697
- 5) "MEULER SHORT PLAT" BK. 003, PG. 967
- 6) BESEDA SURVEY, BK. 045, PG. 152
- 7) HART SURVEY, BK. 009, PG. 058
- 8) DONNELLY SURVEY, BK. 014, PG. 118
- 9) GREENWOOD UNRECORDED SURVEY, BK. "A", PG. 073
- 10) GREENWOOD UNRECORDED SURVEY, BK. "H", PG. 158
- 11) HAGEDORN SURVEY, BK. 005, PG. 154
- 12) BESEDA SURVEY, BK. 061, PG. 144
- 13) OLSON SURVEY, BK. 024, PG. 107

DEED REFERENCE:

GRANTOR: FORTRESS ENTERPRISES, INC.
GRANTEE: CLOVERHILL JV, LLC
AFN: 5429034
DATE: 08/02/2017

MONUMENT LIST:

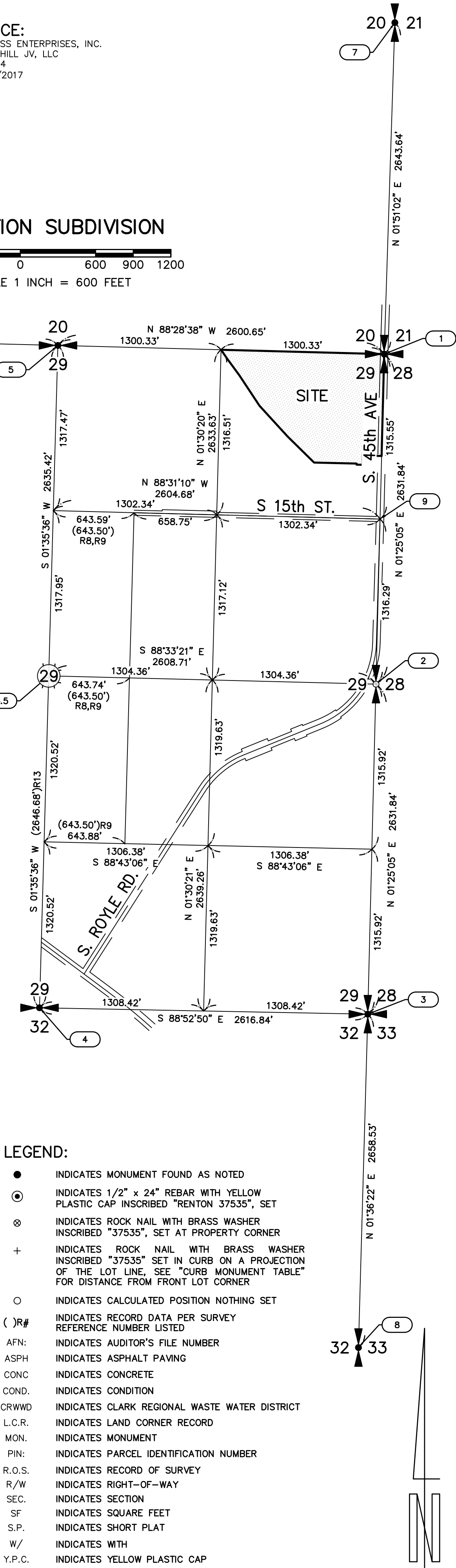
- 1) FOUND & HELD 2 1/2" BRASS DISK W/PUNCH, IN CASE W/COVER, DISK IS 1.3" BELOW ASPH, SEE SURVEY REFERENCE NO. 1, SEE L.C.R. BK. 013, PG. 055
- 2) FOUND 1" IRON PIPE N 79°23'35" W, 5.94' FROM HELD SINGLE PROPORTION POSITION. SEE SURVEY REFERENCES NO. 1 & 2, SEE L.C.R. BK. 007, PG. 197
- 3) FOUND & HELD 3" ALUM. CAP SET IN ALUM. PIPE, 0.25' ABOVE GROUND. GOOD COND. SEE SURVEY REFERENCES NO. 1 & 2, SEE L.C.R. BK. 011, PG. 042 & BK. 002, PG. 168
- 4) FOUND & HELD 3" ALUM DISK IN 2 1/2" PIPE 0.1' BELOW GROUND, GOOD COND., N 10° E 0.5' FROM FENCE POST SEE SURVEY REFERENCE NO. 3, SEE L.C.R. BK. 002, PG. 161
- 4.5) CALCULATED POSITION OF 1/2" IRON ROD WITH PLASTIC CAP, HELD 2646.68' FROM SOUTH QUARTER CORNER PER SURVEY REFERENCE NO. 13, SEE L.C.R. BK. 007, PG. 141.
- 5) FOUND & HELD CONC MON. W/2 1/2" BRASS DISK, 0.4' BELOW GROUND, GOOD COND., SEE L.C.R. BK. 008, PG. 125
- 6) FOUND & HELD 1/4" PIN IN 6" ROUND CONC MON. 8' ABOVE GROUND, SEE L.C.R. BK. 002, PG. 160
- 7) FOUND & HELD CONC MON. W/BRASS DISK SEE L.C.R. BK. 014, PG. 046
- 8) FOUND & HELD 3" BRASS DISK IN CASE W/COVER 1.1' BELOW RIM, 5' W OF ASPH, SEE L.C.R. BK. 003, PG. 002
- 9) FOUND 1 1/4" I.D. IRON PIPE 0.3' BELOW ASPH, HELD FOR CENTERLINE ALIGNMENT OF S 15TH ST., 0.49' EAST OF EAST LINE OF SEC. 29, CENTERLINE IS 0.4± NORTH OF CALCULATED 1/16 LINE
- 10) FOUND 1/2" IRON ROD W/Y.P.C. "LAWSON", FLUSH W/ASPH, CAP WORN, HELD FOR CL ALIGNMENT OF S 15TH ST. & PROJECTED EAST LINE OF S.P. (002-697), SEE SURVEY REFERENCE NO. 4, N 88°31'10" W 1.47' FROM THE CALCULATED 1/16TH LINE AND S. 15TH ST. CENTERLINE INTERSECTION
- 11) FOUND 1/2" IRON ROD W/Y.P.C. "LAWSON", FLUSH W/ASPH, CAP WORN, HELD FOR CL ALIGNMENT OF S 15TH ST. & PROJECTED WEST LINE OF S.P. (002-697), SEE SURVEY REFERENCE NO. 4
- 12) FOUND IRON PIPE TOP SMASHED, FLUSH W/ASPH HELD FOR CL ALIGNMENT OF S 15TH ST., SEE SURVEY REFERENCES NO. 8 & 9
- 13) FOUND 1/2" IRON ROD W/Y.P.C. "LAWSON WA 11989", FLUSH W/GROUND, GOOD COND., HELD FOR N R/W OF S 15TH ST. & W LINE OF S.P. (002-697), SEE SURVEY REFERENCE NO. 4
- 14) FOUND 1/2" IRON ROD W/Y.P.C. "LAWSON WA 11989", 0.1' ABOVE GROUND, CAP WORN, HELD FOR SW CORNER LOT 1 S.P. (002-697), SEE SURVEY REFERENCE NO. 4
- 15) FOUND 1/2" IRON ROD W/Y.P.C. "LAWSON WA 11989", 1.1' BELOW GROUND, GOOD COND. HELD FOR COMMON EASTERLY CORNER OF LOT 3 & LOT 4 OF S.P. (002-697), SEE SURVEY REFERENCE NO. 4, 1.0' WEST OF CALCULATED 1/16 LINE, N 01°34'08" E (450.00')R/4 FROM FOUND IRON ROD (10)
- 16) FOUND 1/2" IRON ROD W/Y.P.C. "LAWSON WA 11989", FLUSH W/GROUND, IN "Y" OF TWO 24" CEDAR TREES, HELD FOR EASTING, SEE SURVEY REFERENCE NO. 4, 0.2' NORTH OF N LINE OF SEC. 29
- 17) FOUND 1/2" IRON ROD W/Y.P.C. "BESEDA 34127", FLUSH W/GROUND, GOOD COND., SEE SURVEY REFERENCE NO. 6, FALLS ON N LINE OF SEC. 29, N 88°28'38" W 19.54' FROM THE CALCULATED NE CORNER OF THE NE 1/4 OF THE NE 1/4 OF SEC. 29
- 18) FOUND 1/2" IRON ROD W/Y.P.C., 0.2' BELOW GROUND, CAP DAMAGED HELD FOR SOUTHERLY R/W OF S 15TH ST. PER SURVEY REFERENCE NO. 7, N 88°31'10" W 1.04' AND S 01°28'50" W 20.00' FROM THE CALCULATED 1/16TH LINE AND S. 15TH ST. CENTERLINE INTERSECTION
- 19) FOUND 1/2" IRON ROD W/Y.P.C. "PLS 12974", 0.3' BELOW GROUND, GOOD COND. HELD FOR SOUTHERLY R/W OF S 15TH ST. PER SURVEY REFERENCE NO. 7, S 88°31'10" E 95.80' AND S 01°28'50" W 20.00' FROM FOUND IRON ROD (11)
- 20) FOUND 1/2" IRON ROD W/Y.P.C. "J.C.D. PLS 6925", 0.4' BELOW GROUND, GOOD COND., S 88°31'10" E 0.87' AND S 01°28'50" W 20.18' FROM FOUND IRON ROD (12), SEE SURVEY REFERENCE NO. 8

LEGEND:

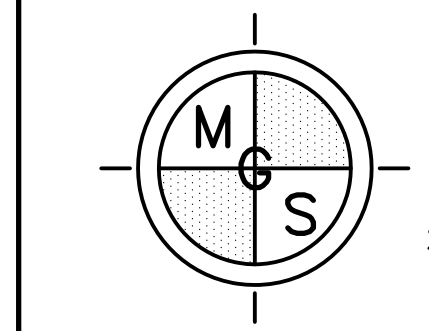
- INDICATES MONUMENT FOUND AS NOTED
- ⊙ INDICATES 1/2" x 24" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "RENTON 37535", SET
- ⊗ INDICATES ROCK NAIL WITH BRASS WASHER INSCRIBED "37535", SET AT PROPERTY CORNER
- + INDICATES ROCK NAIL WITH BRASS WASHER INSCRIBED "37535" SET IN CURB ON A PROJECTION OF THE LOT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

SECTION SUBDIVISION

600 300 0 600 900 1200
SCALE 1 INCH = 600 FEET



BASIS OF BEARING: NAD 83/91, WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, US FEET, N 01°25'05" E, BETWEEN FOUND AND HELD SE CORNER & NE CORNER OF SECTION 29, TOWNSHIP 4 NORTH, RANGE 1 EAST, WILLAMETTE MERIDIAN; THAT THE DISTANCES, COURSES, AND ANGLES ARE SHOWN THEREON CORRECTLY AND THAT MONUMENTS AND LOT CORNERS HAVE BEEN SET ON THE GROUND AS SHOWN ON THE PLAT.



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

JOB NO.: 17-147
DWG FILE: 17147P1
DATE: 01-12-18
CALC BY: CTP
DRAWN BY: CTP
CHECKED BY: DAR
SHEET 1 OF 5

AUDITOR'S CERTIFICATE:

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

CLARK COUNTY AUDITOR

AUDITOR'S FILE NUMBER

SURVEYOR'S CERTIFICATE:

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

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

CITY PUBLIC WORKS DIRECTOR

CITY PUBLIC WORKS DIRECTOR _____ DATE _____

CITY COMMUNITY DEVELOPMENT DIRECTOR

CITY COMMUNITY DEVELOPMENT DIRECTOR _____ DATE _____

CITY ENGINEER:

CITY OF RIDGEFIELD ENGINEER _____ DATE _____

CITY MAYOR:

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

MAYOR, CITY OF RIDGEFIELD

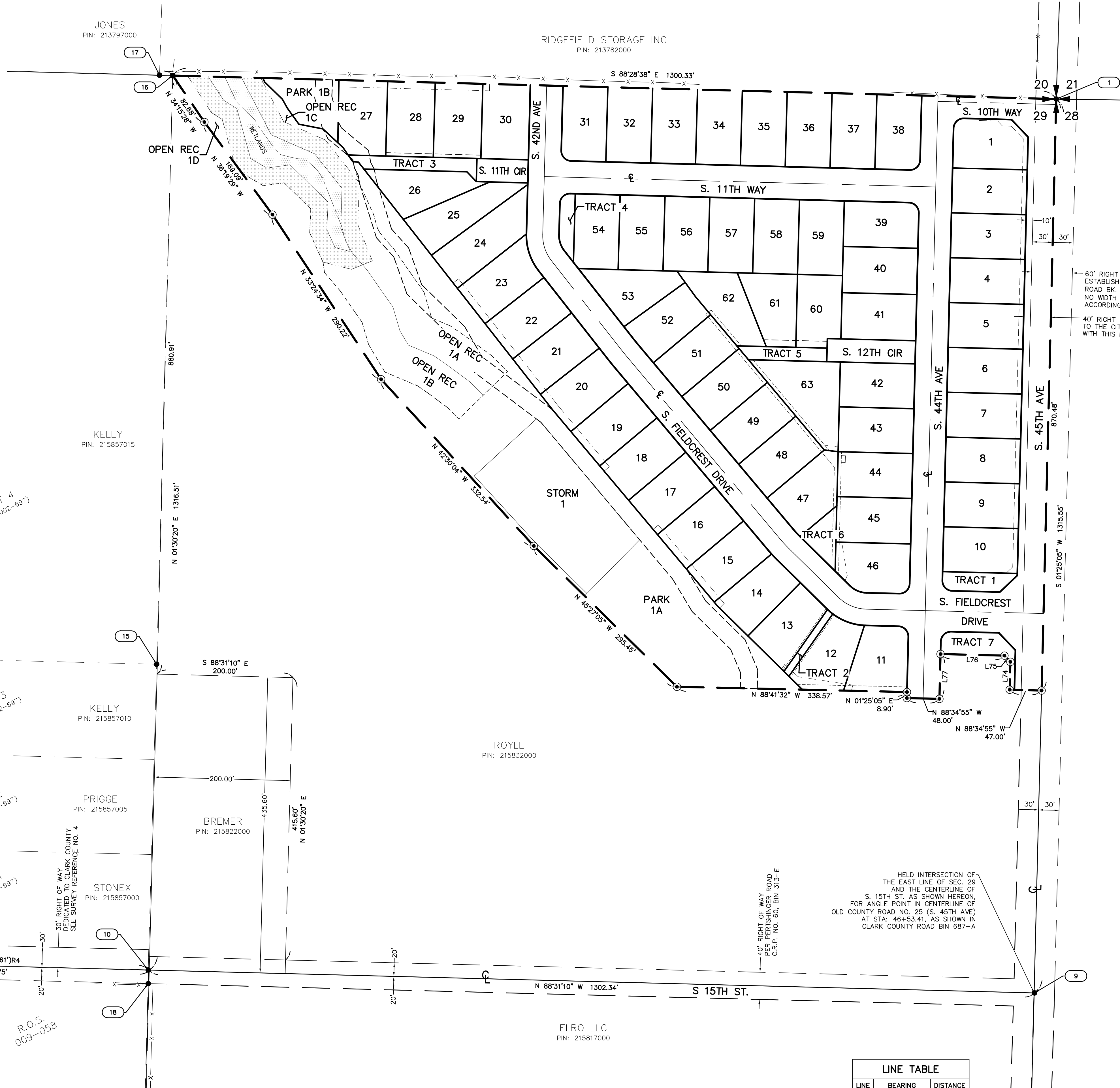
ATTESTED BY: _____
CITY CLERK

ASSESSOR:

THIS PLAT MEETS THE REQUIREMENTS OF RCW 58.17.010, LAWS OF WASHINGTON, 1981, TO BE KNOWN AS _____ CLOVERHILL PUD & SUBDIVISION PHASE 1

COUNTY ASSESSOR _____ DATE _____

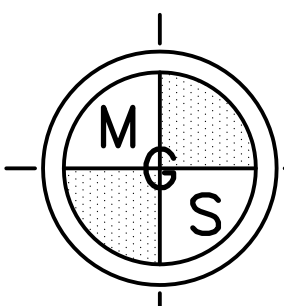
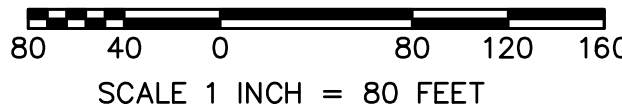
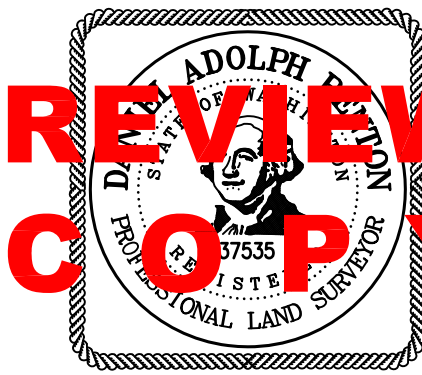
LOT SF TABLE		LOT SF TABLE		LOT SF TABLE	
LOT	SF	LOT	SF	LOT	SF
1	7706.23	31	7211.04	61	7097.04
2	7260.00	32	7259.33	62	7251.77
3	7260.00	33	7259.33	63	10136.32
4	7260.00	34	7259.33	TRACT 1	2719.59
5	7260.00	35	7259.33	TRACT 2	1118.02
6	7260.00	36	7259.33	TRACT 3	3657.20
7	7260.00	37	7259.33	S. 11TH CIR	2574.48
8	7260.00	38	7221.52	TRACT 4	1883.91
9	7260.00	39	7324.44	TRACT 5	2481.26
10	7260.00	40	7481.10	S. 12TH CIR	4420.00
11	7588.01	41	7484.40	TRACT 6	2555.39
12	7323.06	42	7263.30	TRACT 7	3696.84
13	7174.92	43	7260.00	PARK 1A	79069.60
14	7166.50	44	7260.00	PARK 1B	6028.84
15	7019.66	45	7370.00	OPEN REC 1A	15477.31
16	7260.00	46	7511.43	OPEN REC 1B	14582.92
17	7260.00	47	7565.37	OPEN REC 1C	2147.81
18	7260.00	48	7150.00	OPEN REC 1D	2277.26
19	7260.00	49	7150.00	WETLAND & BUFFER	29131.11
20	7596.18	50	7150.00	STORM 1	28328.21
21	7260.00	51	7150.00		
22	7260.00	52	7118.35		
23	7600.46	53	7205.16		
24	9061.49	54	7226.11		
25	7733.09	55	7260.00		
26	7230.54	56	7260.00		
27	7686.70	57	7260.00		
28	7699.29	58	7260.00		
29	7699.29	59	7271.03		
30	7699.29	60	6808.49		



**CLOVERHILL
PUD & SUBDIVISION
PHASE 1**
A PLANNED UNIT DEVELOPMENT
IN A PORTION OF
THE NE 1/4 OF THE NE 1/4
OF SECTION 29, T. 4 N., R. 1 E., W.M.
CITY OF RIDGEFIELD
CLARK COUNTY, WASHINGTON
(CITY OF RIDGEFIELD FINAL PLAT NO. PLZ-16-0088)

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

LINE TABLE		
LINE	BEARING	DISTANCE
L74	N 01'25'05" E	41.02'
L75	N 43'34'55" W	12.67'
L76	N 88'34'55" W	94.04'
L77	S 01'25'05" W	66.00'



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

JOB NO.: 17-147
DWG FILE: 17147P1
DATE: 01-12-18
CALC BY: CTP
DRAWN BY: CTP
CHECKED BY: DAR
SHEET 2 OF 5

BASIS OF BEARING: MD 83/91, WASHINGTON STATE PLANE
SECTION 29, T. 4 N., R. 1 E., W.M. (NE 1/4)
BETWEEN FOUND AND HELD SE CORNER & NE CORNER OF
SECTION 29, PER SURVEY REFERENCE 1.
CONVERGENCE ANGLE: -01°36'00"
COMBINED SCALE FACTOR: 1.00000744

CLOVERHILL PUD & SUBDIVISION PHASE 1

A PLANNED UNIT DEVELOPMENT
IN A PORTION OF
THE NE 1/4 OF THE NE 1/4
OF SECTION 29, T. 4 N., R. 1 E., W.M.
CITY OF RIDGEFIELD
CLARK COUNTY, WASHINGTON
(CITY OF RIDGEFIELD FINAL PLAT NO. PLZ-16-0088)



LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 43°28'38" W	35.38'	L26	N 34°44'46" W	38.88'
L2	N 46°25'05" E	35.36'	L27	N 40°41'49" W	35.92'
L3	N 83°43'55" W	8.60'	L28	N 08°11'31" W	15.73'
L4	S 01°25'05" W	96.45'	L29	S 24°24'38" E	47.25'
L5	N 82°50'56" W	20.52'	L30	S 02°36'25" W	35.27'
L6	S 15°28'25" E	20.18'	L31	S 75°46'19" E	43.22'
L7	S 29°46'13" E	8.33'	L32	N 68°04'56" E	17.65'
L8	S 40°41'49" E	31.56'	L33	N 68°04'56" E	15.51'
L9	S 34°44'46" E	43.59'	L34	N 21°55'04" W	57.14'
L10	S 35°18'32" E	32.57'	L35	S 40°41'49" E	10.73'
L11	S 16°24'59" E	38.69'	L36	S 34°44'46" E	41.23'
L12	S 30°35'31" E	1.68'	L37	S 35°18'32" E	24.50'
L13	S 67°08'23" E	29.65'	L38	S 16°24'59" E	36.59'
L14	S 55°10'08" E	30.53'	L39	S 30°35'31" E	24.41'
L15	S 53°23'53" E	20.80'	L40	S 67°08'23" E	40.92'
L16	S 53°33'20" E	24.03'	L41	S 55°10'08" E	24.51'
L17	S 44°38'23" E	32.45'	L42	S 53°23'53" E	20.09'
L18	N 44°38'23" W	23.77'	L43	S 53°33'20" E	20.20'
L19	N 53°33'20" W	16.37'	L44	S 44°38'23" E	28.11'
L20	N 53°23'53" W	19.39'	L45	N 35°56'10" W	45.96'
L21	N 55°10'08" W	18.50'	L46	S 01°25'05" E	41.02'
L22	N 67°08'23" W	52.19'	L47	N 43°34'55" W	12.67'
L23	N 30°35'31" W	47.14'	L48	N 88°34'55" W	94.04'
L24	N 16°24'59" W	34.49'	L49	S 01°25'05" E	66.00'
L25	N 35°18'32" W	16.42'	L50	N 43°34'55" W	35.36'

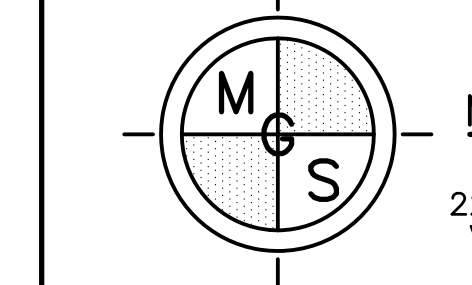
CURVE TABLE				
CURVE	RADIUS	DELTA	ARC DIST.	CHORD BEARING
C1	15.00'	90°00'00"	23.56'	S 46°25'05" W
C2	15.00'	90°06'17"	23.59'	S 46°28'13" W
C3	15.00'	90°06'16"	23.59'	N 46°28'13" E
C4	15.00'	89°53'44"	23.53'	N 43°31'47" W
C5	15.00'	90°00'00"	23.56'	S 43°34'55" E
C6	15.00'	90°00'00"	23.56'	N 46°25'05" E
C7	15.00'	90°00'00"	23.56'	N 43°34'55" W
C8	60.00'	43°07'50"	45.17'	S 67°01'00" E
C9	36.00'	43°07'50"	27.10'	S 67°01'00" E
C10	84.00'	1°21'10"	1.98'	S 87°54'20" E
C11	84.00'	34°21'17"	50.37'	S 70°03'07" E
C12	84.00'	6°51'22"	10.05'	S 49°26'47" E
C13	84.00'	0°34'01"	0.83'	S 45°44'06" E
C14	185.00'	5°24'56"	17.49'	S 42°44'37" E
C15	161.00'	5°24'56"	15.22'	S 42°44'37" E
C16	209.00'	3°14'16"	11.81'	S 43°49'57" E
C17	209.00'	2°10'40"	7.94'	S 41°07'29" E
C18	305.00'	1°56'14"	10.31'	S 39°04'02" E
C19	281.00'	1°56'14"	9.50'	S 39°04'02" E
C20	329.00'	1°56'14"	11.12'	S 39°04'02" E
C21	60.00'	39°37'16"	41.49'	S 18°17'17" E
C22	36.00'	39°37'16"	24.89'	S 18°17'17" E
C23	84.00'	39°37'16"	58.09'	S 18°17'17" E
C24	15.00'	90°00'00"	23.56'	S 46°31'21" W
C25	15.00'	90°00'00"	23.56'	S 43°28'39" E

CURB MONUMENT TABLE		CURB MONUMENT TABLE	
LOT LINE	DISTANCE	LOT LINE	DISTANCE
1/2	9.79'	25/26	13.45'
2/3	9.79'	27/28	0.86'
3/4	9.83'	28/29	0.79'
4/5	9.75'	29/30	0.82'
5/6	9.83'	31/32	9.77'
6/7	9.83'	32/33	9.82'
7/8	9.82'	33/34	9.69'
8/9	9.83'	34/35	9.72'
9/10	9.84'	35/36	9.84'
10/TRACT 1	9.83'	36/37	9.86'
11/12	10.17'	37/38	9.85'
12/TRACT 2	9.72'	39/40	9.70'
TRACT 2/13	9.73'	40/41	9.71'
13/14	9.65'	41/S. 12TH CIR	9.71'
14/15	9.64'	S. 12TH CIR/42	9.70'
15/16	9.67'	42/43	9.70'
16/17	9.77'	43/44	9.81'
17/18	9.75'	44/45	9.69'
18/19	9.82'	45/46	9.75'
19/20	9.71'	TRACT 6/47	9.78'
20/21	9.71'	47/48	9.85'
21/22	9.76'	48/49	9.82'
22/23	9.71'	49/50	9.84'
23/24	12.68'	50/51	9.89'
24/25	12.61'	51/52	9.90'

CURB MONUMENT TABLE	
LOT LINE	DISTANCE
52/53	9.80'
53/54	12.90'
TRACT 4/54	9.78'
54/55	9.71'
55/56	9.75'
56/57	9.67'
57/58	9.64'
58/59	9.62'
59/59	9.64'
60/61	0.47'
61/62	0.41'

LEGEND:

- INDICATES MONUMENT FOUND AS NOTED
- INDICATES 1/2" x 24" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "RENTON 37535", SET
- ⊗ INDICATES ROCK NAIL WITH BRASS WASHER INSCRIBED "37535", SET AT PROPERTY CORNER
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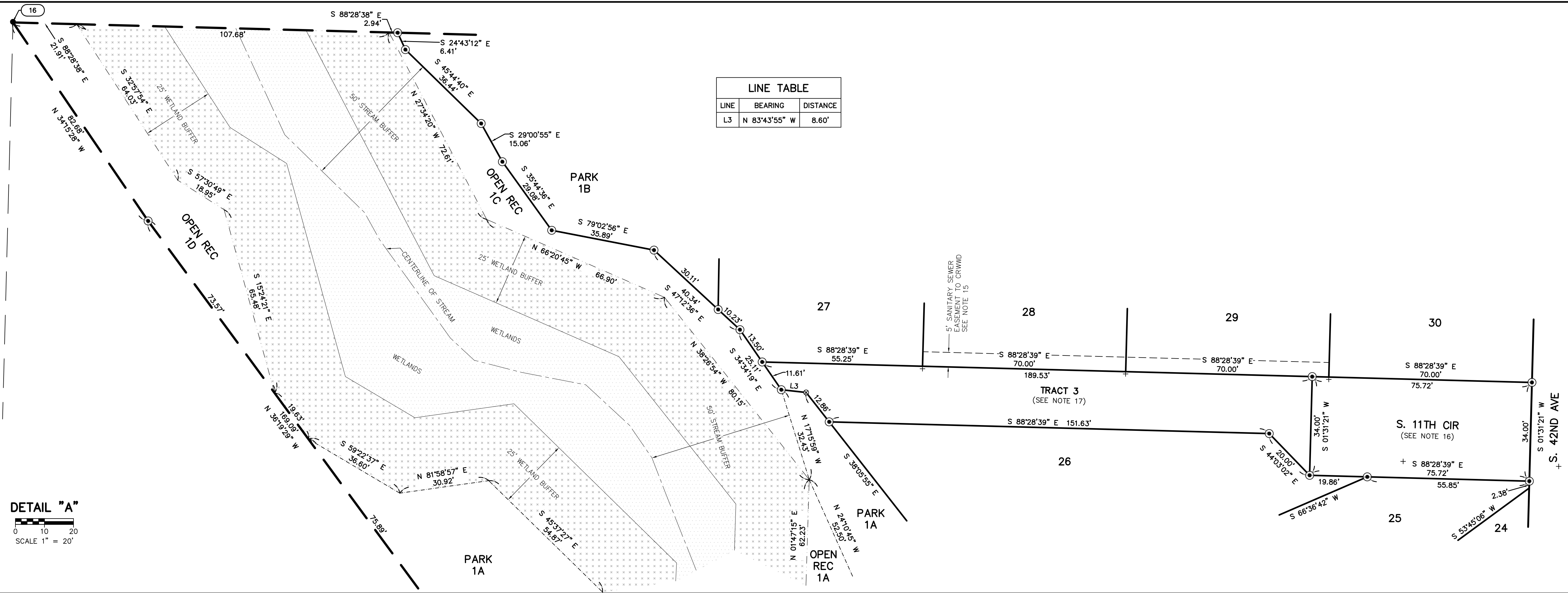
MINISTER-GLAESER
SURVEYING INC.
2200 E. EVERGREEN BLVD.
VANCOUVER, WA 98661
(360) 694-3313

JOB NO.: 17-147
DWG FILE: 17147P1
DATE: 01-12-18
CALC BY: CTP
DRAWN BY: CTP
CHECKED BY: DAR
SHEET 3 OF 5

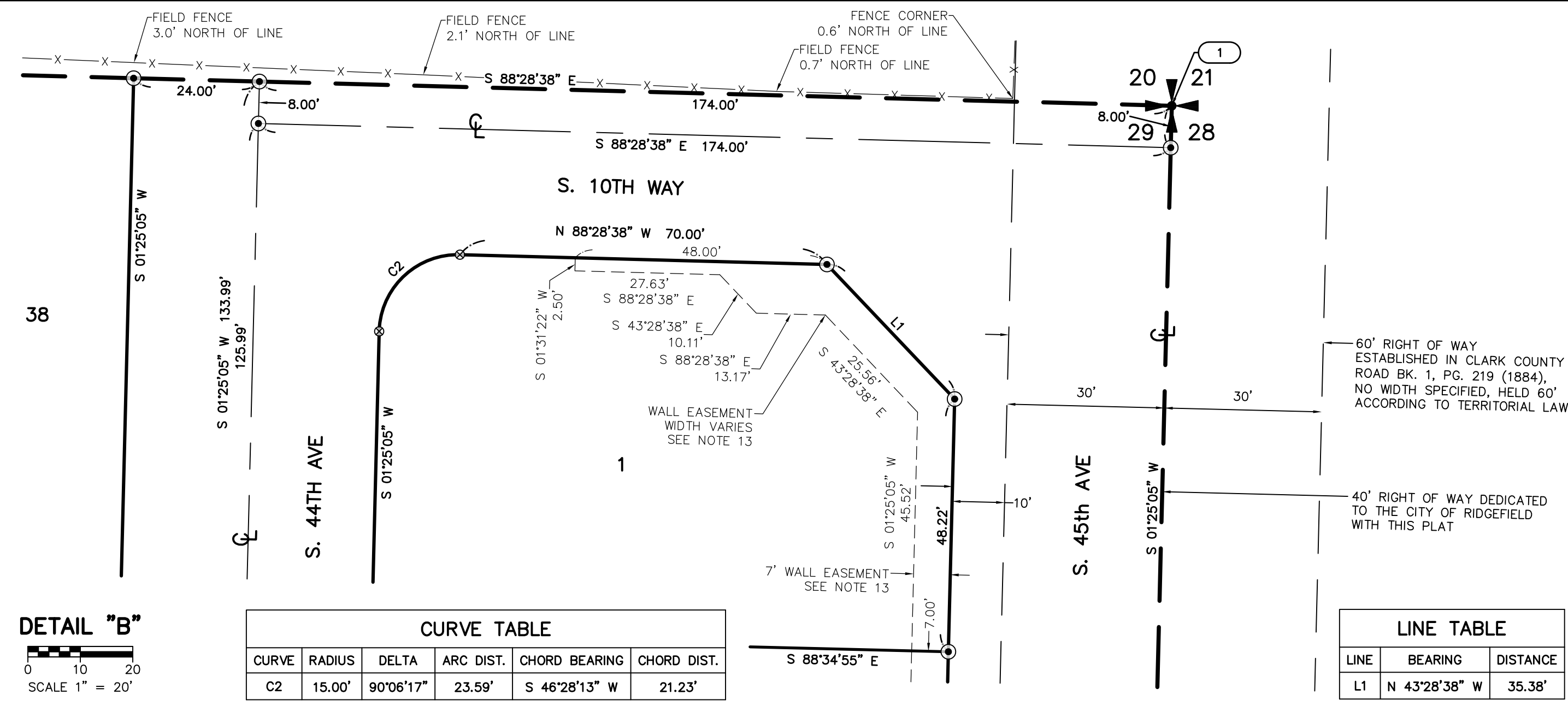
CLOVERHILL PUD & SUBDIVISION PHASE 1

A PLANNED UNIT DEVELOPMENT
IN A PORTION OF
THE NE 1/4 OF THE NE 1/4
OF SECTION 29, T. 4 N., R. 1 E., W.M.
CITY OF RIDGEFIELD
CLARK COUNTY, WASHINGTON
(CITY OF RIDGEFIELD FINAL PLAT NO. PLZ-16-0088)

LINE TABLE		
LINE	BEARING	DISTANCE
L3	N 83°43'55" W	8.60'



DETAIL "A"
0 10 20
SCALE 1" = 20'



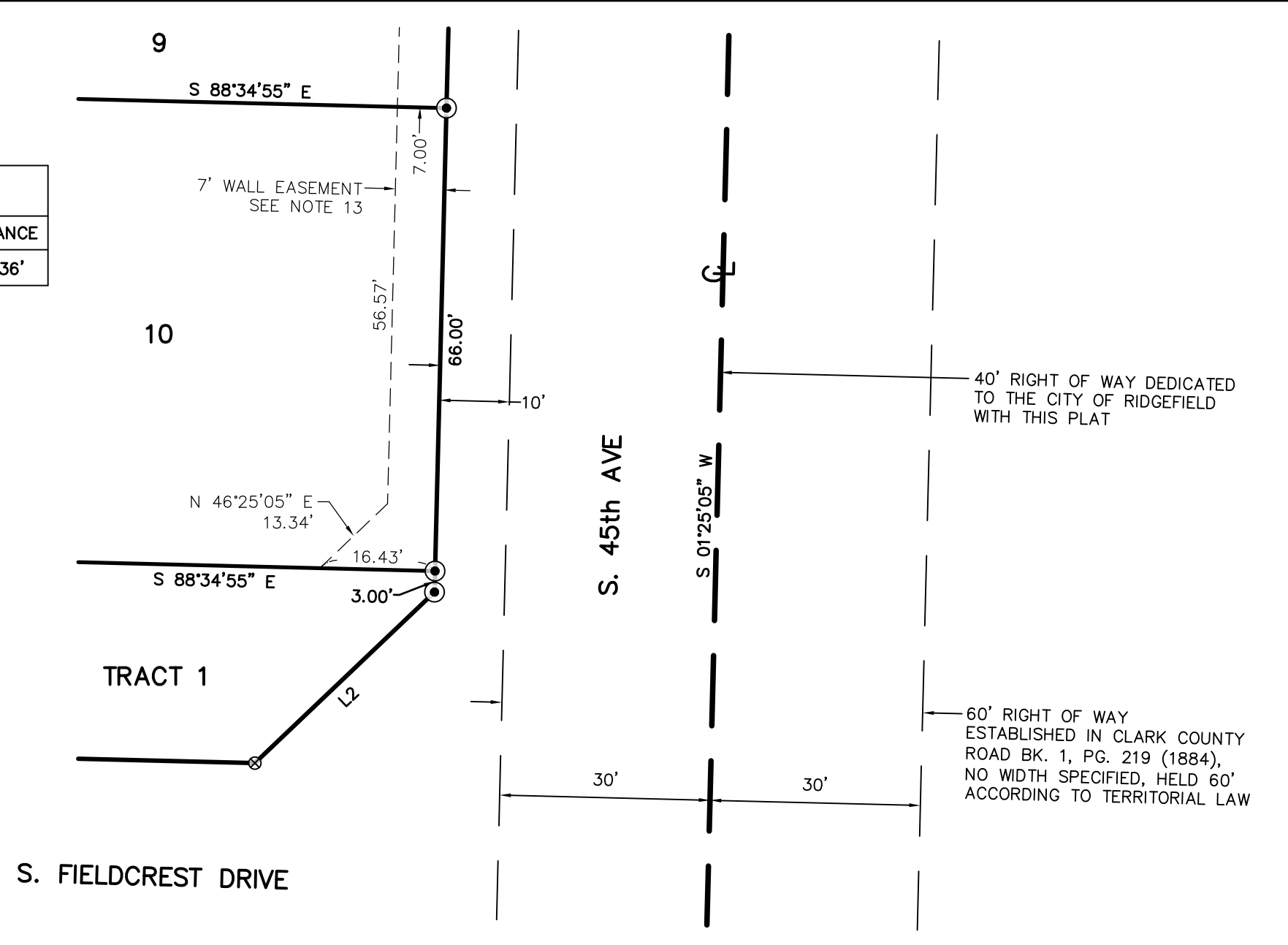
DETAIL "B"
0 10 20
SCALE 1" = 20'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC DIST.	CHORD BEARING	CHORD DIST.
C2	15.00'	90°06'17"	23.59'	S 46°28'13" W	21.23'

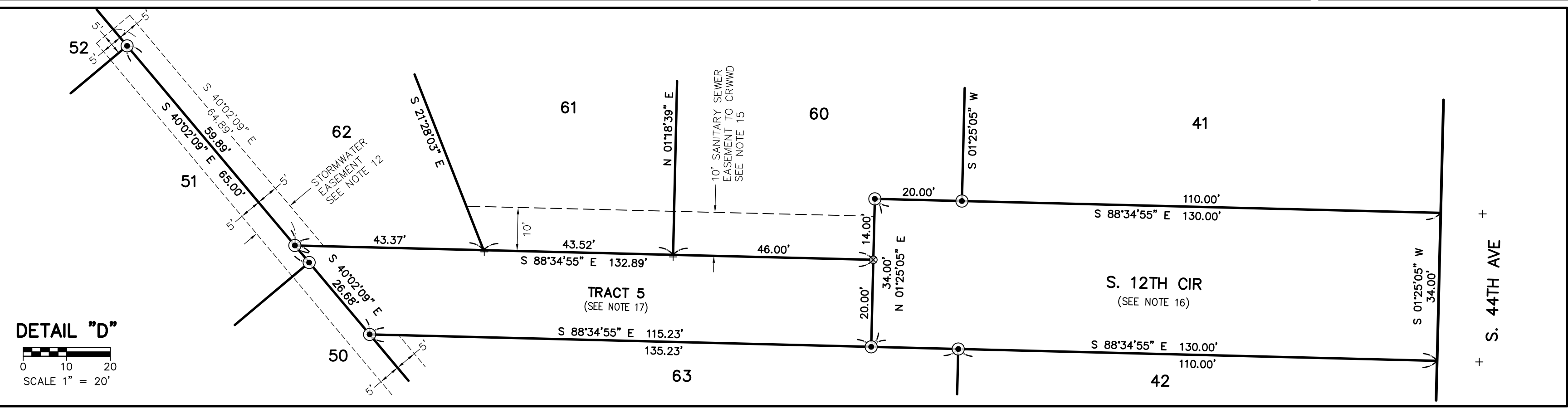
LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 43°28'38" W	35.38'

DETAIL "C"
0 10 20
SCALE 1" = 20'

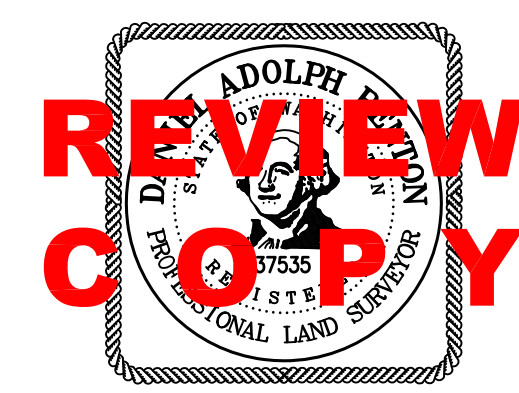
LINE TABLE		
LINE	BEARING	DISTANCE
L2	N 46°25'05" E	35.36'



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DETAIL "D"
0 10 20
SCALE 1" = 20'



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VANCOUVER, WA 98661
(360) 694-3313

JOB NO.: 17-147
DWG FILE: 17147P1
DATE: 01-12-18
CALC BY: CTP
DRAWN BY: CTP
CHECKED BY: DAR
SHEET 4 OF 5

BASIS OF BEARING: 1ND 83°41', WASHINGTON STATE PLANE
CONVERSION: 1ND 83°41', WASHINGTON STATE PLANE
SECTION 29, T. 4 N., R. 1 E., W.M. CORNER & NE CORNER OF
CONVERGENCE ANGLE: -0°36'00" (SEE NOTE 1)
COMBINED SCALE FACTOR: 1.00000744

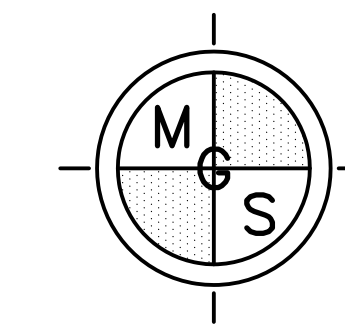
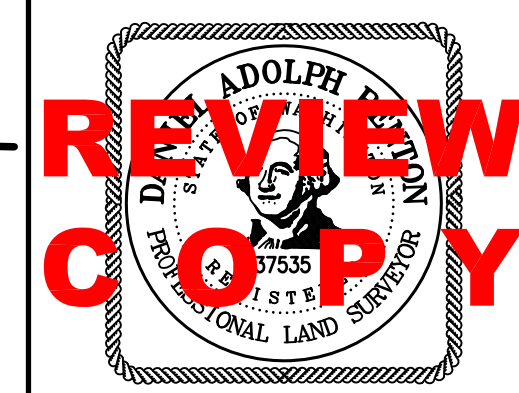
CLOVERHILL PUD & SUBDIVISION PHASE 1

A PLANNED UNIT DEVELOPMENT
IN A PORTION OF
THE NE 1/4 OF THE NE 1/4
OF SECTION 29, T. 4 N., R. 1 E., W.M.
CITY OF RIDGEFIELD
CLARK COUNTY, WASHINGTON
(CITY OF RIDGEFIELD FINAL PLAT NO. PLZ-16-0088)

LINE TABLE		
LINE	BEARING	DISTANCE
L52	N 17°22'24" W	81.88'
L53	N 09°58'54" W	14.37'
L54	N 28°13'41" W	11.40'
L55	N 10°31'22" W	12.96'
L56	N 50°15'30" W	47.65'
L57	N 27°27'57" W	18.26'
L58	N 14°03'54" W	45.17'
L61	S 14°03'54" E	38.60'
L62	S 27°27'57" E	10.28'
L63	S 50°15'30" E	51.64'
L64	S 10°31'22" E	18.10'
L65	S 28°13'41" E	11.52'
L66	S 09°58'54" E	16.77'
L67	S 17°22'24" E	74.78'

LINE TABLE		
LINE	BEARING	DISTANCE
L46	N 01°19'59" E	22.33'
L47	N 22°50'03" W	37.81'
L48	N 29°43'16" W	52.64'
L49	N 45°42'20" W	90.79'
L50	N 19°32'11" W	57.95'
L51	N 42°07'29" W	38.06'
L52	N 17°22'24" W	81.88'
L53	N 09°58'54" W	14.37'
L54	N 28°13'41" W	11.40'
L55	N 10°31'22" W	12.96'
L56	N 50°15'30" W	47.65'
L57	N 27°27'57" W	18.26'
L58	N 14°03'54" W	45.17'
L59	N 02°29'43" E	27.39'
L60	S 02°29'43" W	24.18'
L61	S 14°03'54" E	38.60'
L62	S 27°27'57" E	10.28'
L63	S 50°15'30" E	51.64'
L64	S 10°31'22" E	18.10'
L65	S 28°13'41" E	11.52'
L66	S 09°58'54" E	16.77'
L67	S 17°22'24" E	74.78'
L68	S 42°07'29" E	37.57'
L69	S 19°32'11" E	57.13'
L70	S 45°42'20" E	88.49'
L71	S 29°43'16" E	50.98'
L72	S 22°50'03" E	48.19'
L73	S 01°19'59" W	27.67'

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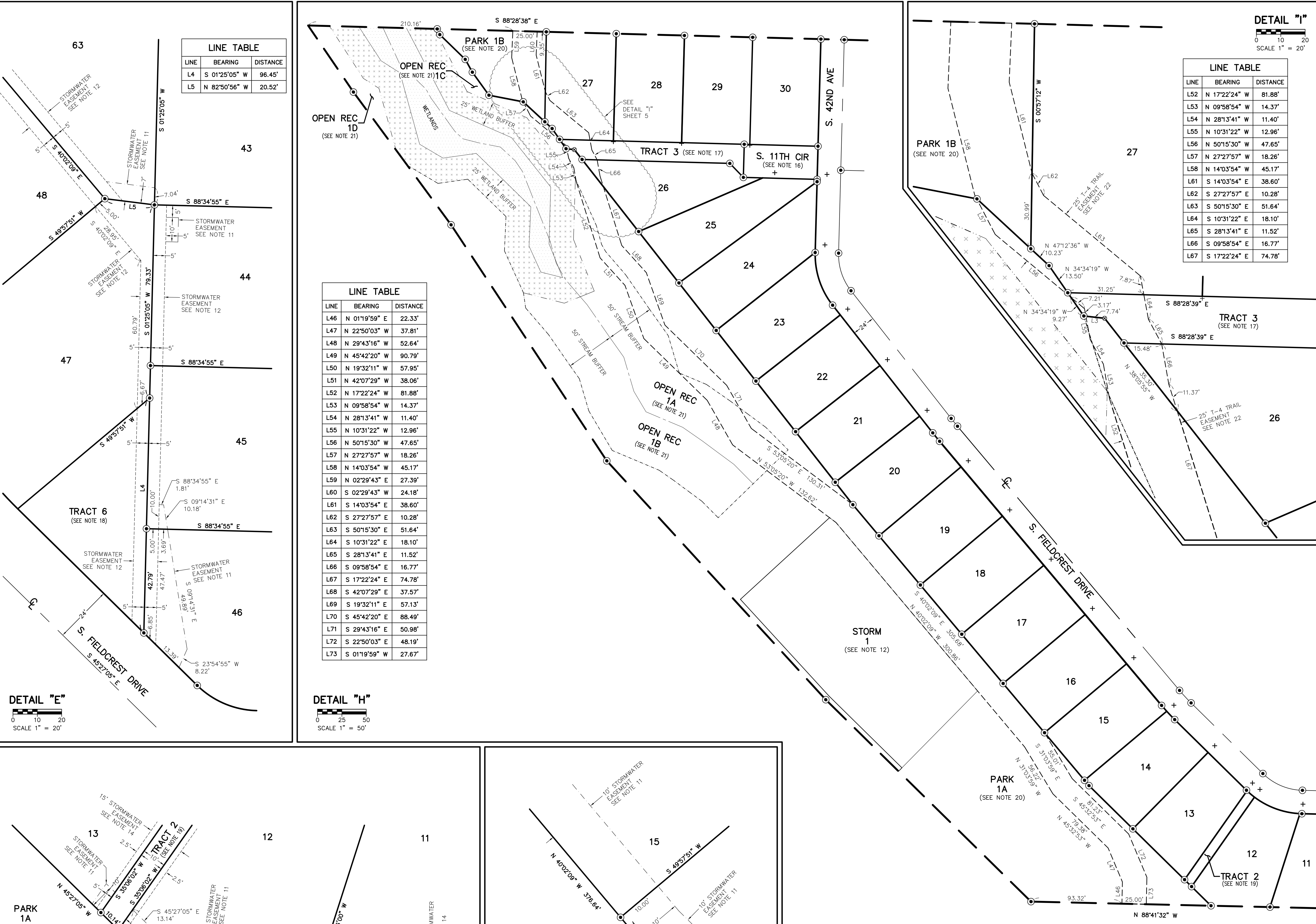


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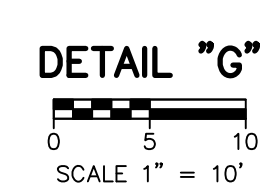
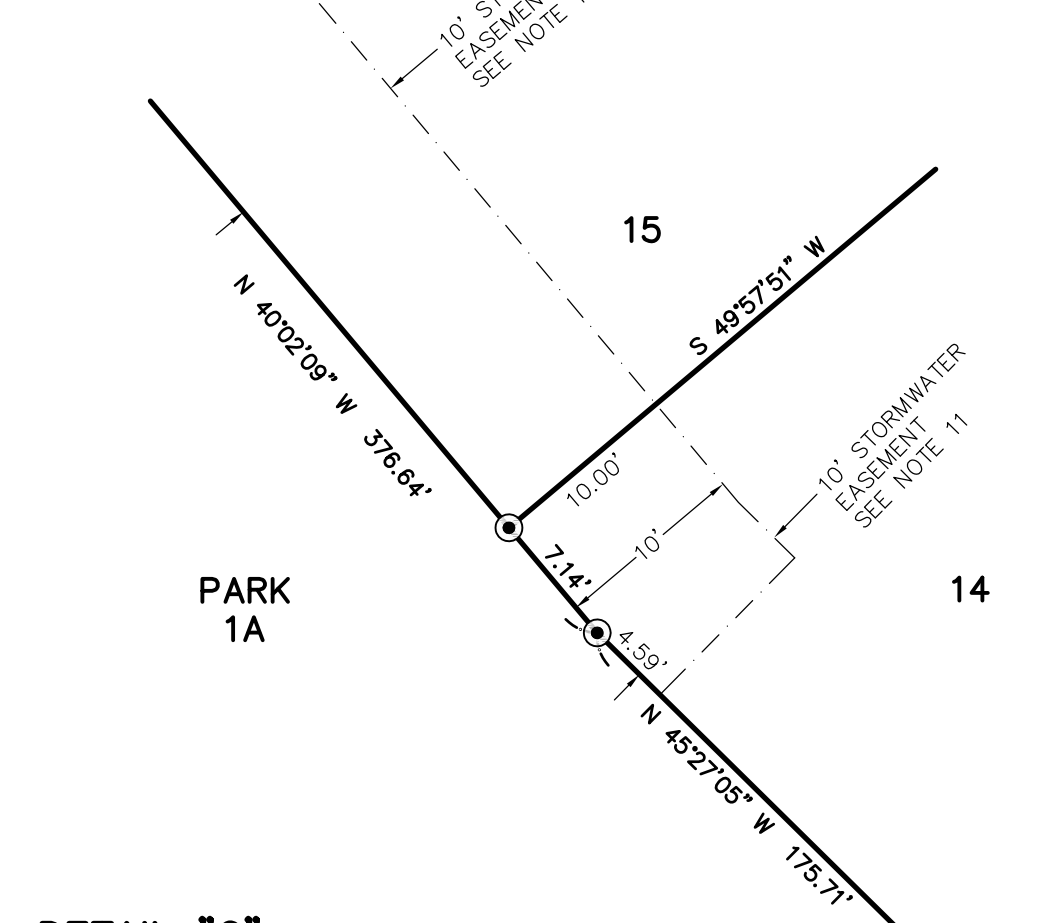
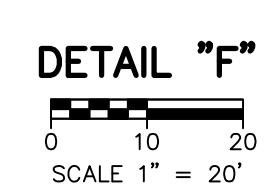
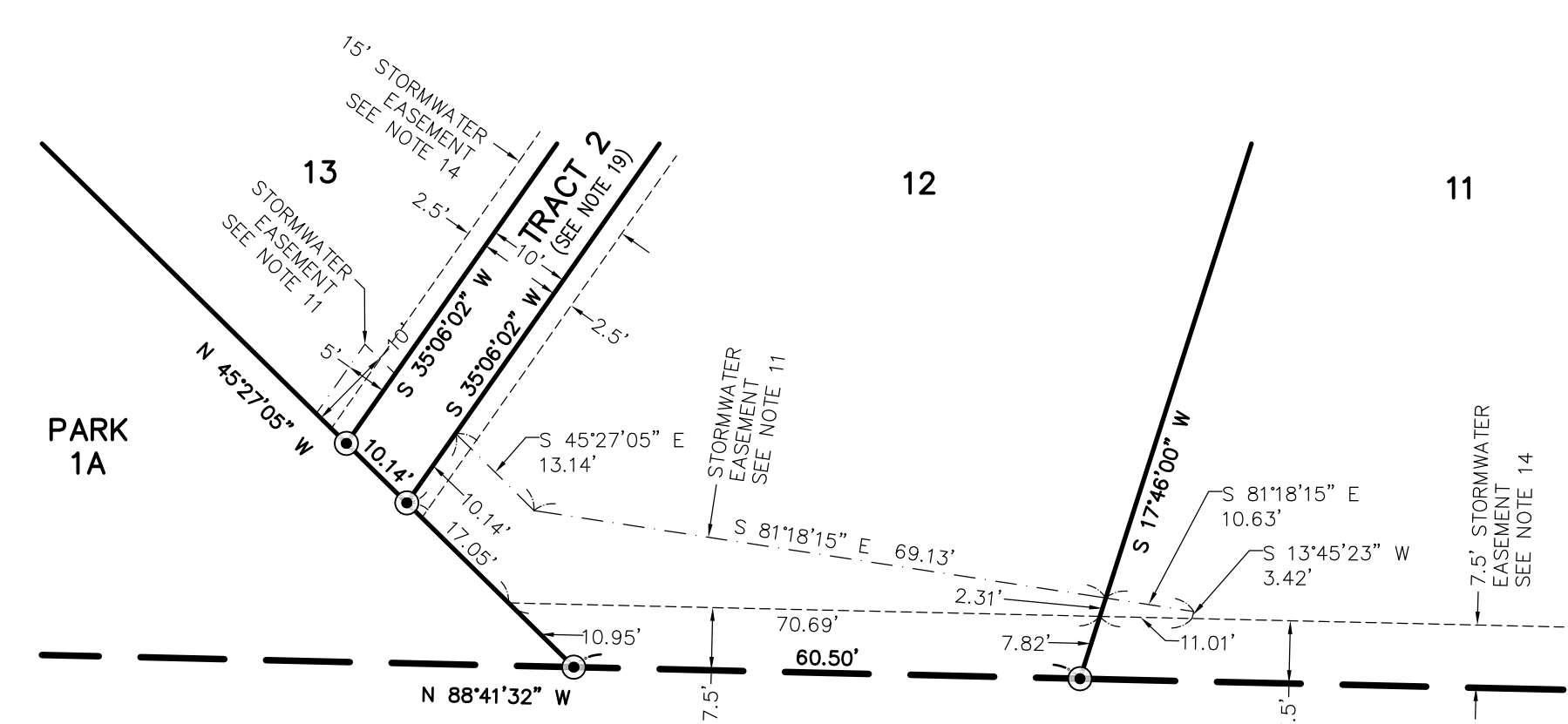
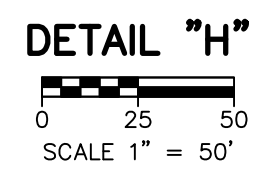
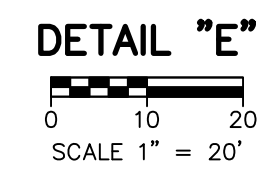
JOB NO.: 17-147
DWG FILE: 17147P1
DATE: 01-12-18
CALC BY: CTP
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CHECKED BY: DAR
SHEET 5 OF 5

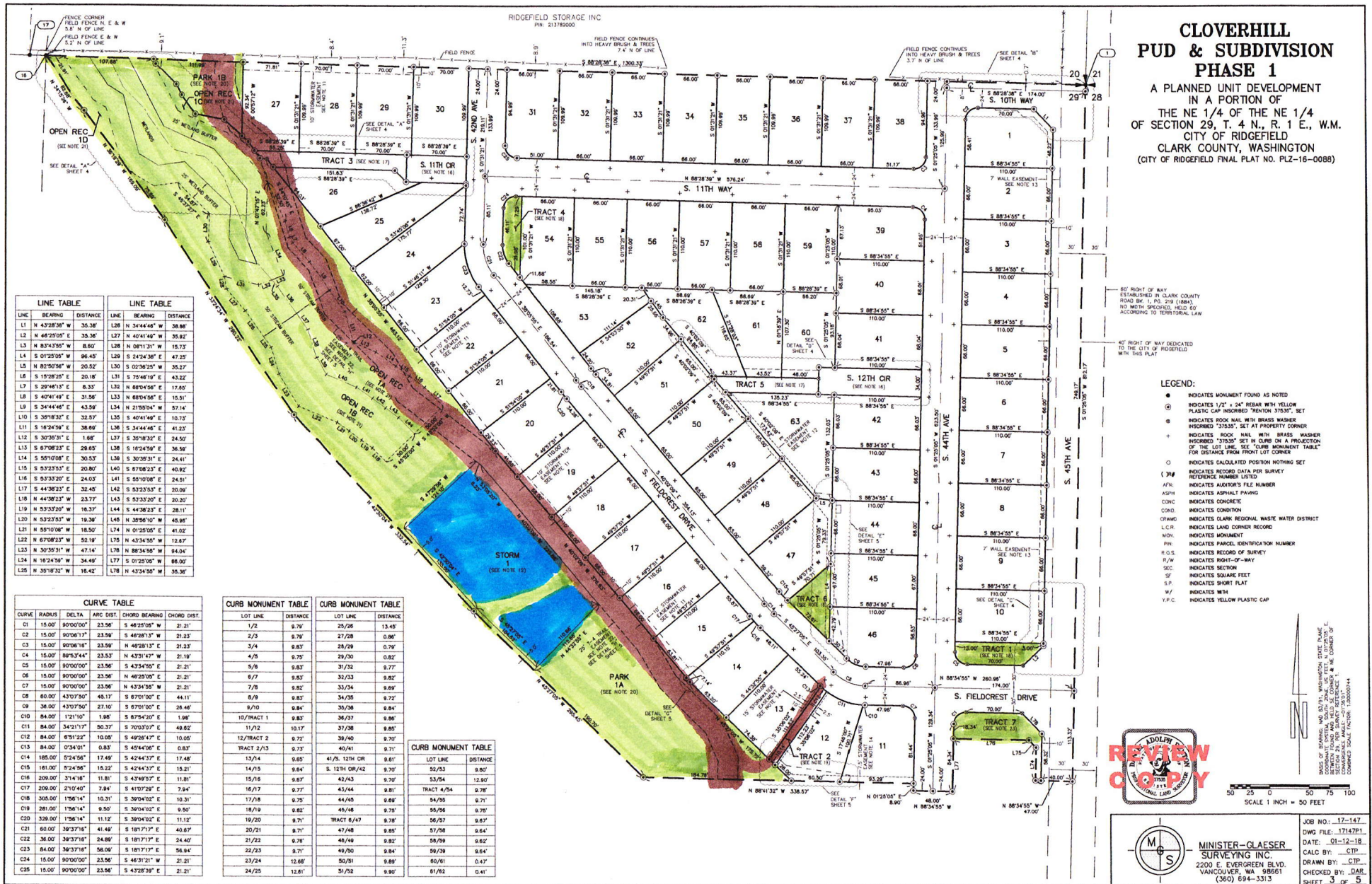
BASIS OF BEARING: NAD 83/91, WASHINGTON STATE PLANE
COORDINATE SYSTEM, 1117000 NAD 83/91, 500000 E,
SECTION 29, T. 4 N., R. 1 E., W.M. NE CORNER OF
CONVERGENCE ANGLE: -01°30'00" N
COMBINED SCALE FACTOR: 1.00000744

REVIEW
COPY



LINE TABLE		
LINE	BEARING	DISTANCE
L4	S 01°25'05" W	96.45'
L5	N 82°50'56" W	20.52'





CITY OF RIDGEFIELD REQUEST FOR COUNCIL ACTION

MEETING DATE: January 25, 2018

ITEM: PUBLIC HEARING/BUSINESS

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

GOVERNING LEGISLATION:
RCW 36.70B.170

PREVIOUS COUNCIL ACTION TAKEN:
None

BACKGROUND:

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

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

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

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

BUDGET/FINANCIAL IMPACTS:

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

- 3.1)1. City agrees to grant park impact fee credits to Realvest for the actual cost to purchase and develop a community park as described in the agreement.

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

RECOMMENDED ACTION OR MOTION:

Staff request that Council open and hold a Public Hearing and conduct 1st Reading for Ordinance No. 1256

STAFF CONTACT: Steve Stuart, City Manager

ATTACHMENTS: 1_25_Edwards_Gaither_DA (PDF)

ORDINANCE NO. 1256

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

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

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

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

WHEREAS, the City, Realvest Corp, and Edwards Construction wish to enter into a development agreement related to the development of the Property; and

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

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

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

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

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

Section 1. **Public Interest.** The City Council for the City of Ridgefield, Washington finds, following a public hearing process, that it is in the public interest for the City of Ridgefield to approve the Development Agreement with Realvest Corp and Edwards Construction.

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

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

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

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

ADOPTED BY THE CITY COUNCIL OF THE CITY OF RIDGEFIELD, WASHINGTON THIS 8th DAY OF FEBRUARY 2018.

CITY OF RIDGEFIELD

Mayor, Ron Onslow

ATTEST:

Julie Ferriss
City Clerk

APPROVED AS TO FORM:

Janean Parker, City Attorney

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

MAIL TAX STATEMENTS TO:

AFTER RECORDING RETURN TO:

RECORDING COVER SHEET

This space provided for recorder's use.

INSTRUMENT TITLE: DEVELOPMENT AGREEMENT

GRANTOR(S): REALVEST CORPORATION, a Washington corporation; EDWARDS CONSTRUCTION GROUP, a Washington limited liability company;

GRANTEE: CITY OF RIDGEFIELD, WASHINGTON

ABBREVIATED LEGAL DESC: _____

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

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

REFERENCE NUMBER OF
RELATED DOCUMENTS: _____

DEVELOPMENT AGREEMENT

Effective Date: _____

PARTIES:

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

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

REALVEST CORPORATION, a Washington Corporation –
EDWARDS CONSTRUCTION GROUP, a Washington limited liability company –
CITY OF RIDGEFIELD

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

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

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

AUTHORITIES

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

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

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

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

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

RECITALS

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

8. Under RDC 18.235.060(D), the City's RMUO requires that the site must include a mix of development types including a minimum of 20 percent and a maximum of 60 percent devoted to a single use, as measured by net developable acres or gross floor area.
9. The City is required under RCW 36.70A to adopt reasonable measures to meet density targets established in Countywide Planning Policies.
10. The City intends to apply the RMUO to parcels 213741000 and 2132742000, to implement reasonable measures to meet density targets and to assure orderly and accessible development of limited available commercial acreage.
11. In order to achieve the Parties' stated interests, the Parties agree to formalize an agreement such that parcels 213741000 and 213742000 may be developed using the RMUO to achieve a horizontal and vertical mix of uses including multifamily housing at a maximum density of 28 units per net developable acres, commercial/retail development, and a community park.

AGREEMENT

NOW, THEREFORE, the Parties agree as follows:

1. RESPONSIBILITIES

1.1) EDWARDS

- 1.1)1. Edwards agrees to contribute \$2.1 Million to the purchase price of parcel number 213742000.
- 1.1)2. Edwards agrees to participate with the Parties in master plan for parcels 213741000 and 213742000, as part of RMUO requirements under RDC 18.235.060.
- 1.1)3. At closing of acquisition of parcel number 213742000, Edwards agrees to execute a Boundary Line Adjustment with Realvest for the portion of parcel number 213742000 necessary to accommodate an approximately 10 acre commercial/residential mixed-use development as preliminarily designed in **EXHIBIT B**. Exact parcel configuration shall be negotiated in good faith between the Parties, memorialized in a Boundary Line Adjustment commissioned by the City, and consummated at closing on parcel 213742000.
- 1.1)4. The Parties agree to work in good faith to accommodate storm water filtration from Edwards development through wetland buffers which ultimately may be located at the eastern edge of parcel 213741000 after Boundary Line Adjustment is completed.

2.1) REALVEST

- 2.1)1. Realvest or its assigns agrees to contribute \$800,000 to the purchase price of parcel number 213742000, with payment made on or by the closing date for said parcel.
- 2.1)2. Realvest agrees to submit a single application for a two phase multifamily development on parcel 213741000, with the first phase allowing a maximum density of 16 units per net developable acres as allowed in the underlying UMD-16 zone, and the second phase – approval conditioned upon contribution required under 2.1)1.,

successful purchase of parcel 213742000 under 1.1)3, and agreement to participate with the Parties in a master plan required as part of the RMUO under RDC 18.235.060 – which will include additional density up to 28 units per acre as the site allows. Realvest agrees that the application shall be configured to allow for community park development on the eastern edge of parcel 213741000 with the opportunity to maximize park size and configuration connected with parcel 213742000.

- 2.1)3. At Edwards closing for purchase of parcel number 213742000, Realvest agrees to execute a Boundary Line Adjustment with Edwards for the portion of parcel number 213742000 necessary to accommodate a future community park and the wetland/open space needs for the subject parcels' RMUO master plan. Exact parcel configuration shall be negotiated in good faith between the Parties, memorialized in a Boundary Line Adjustment commissioned by the City, and consummated at closing on parcel 213742000.
- 2.1)4. Realvest agrees to develop a community park identified in subsequent RMUO master plan, with investment not to exceed expected Park Impact Fees for additional multifamily development density that will be available based on application of RMUO maximum densities.
- 3.1) **CITY**
 - 3.1)1. City agrees to grant park impact fee credits to Realvest for the actual cost to purchase and develop a community park as described above.
 - 3.1)2. City agrees to grant park impact fee credits to Edwards for the actual cost of purchasing land for amenities associated with a community park on parcels 213741000 and 213742000, including parking, trail segments, and/or open space areas, with a credit value not to exceed \$100,000.
 - 3.1)3. City agrees that if site configuration for the Realvest multifamily application on parcel 213741000 cannot be approved with the increased density allowed under the RMUO, due to regulations or controls outside the applicants' control, that the Parties will work in good faith to find an alternate site configuration that can be approved to accommodate at least 300 units of multifamily housing on parcel 213741000. This provision controls, even if that means changing the overall size and configuration of the designated community park, so long as the minimum size requirements for a community park contained in Ridgefield Parks and Recreation Comprehensive Plan are met.
 - 3.1)4. City agrees to include parcels 213741000 and 213742000 as a single master planned development with available phasing as jointly determined by the Parties under the RMUO.
 - 3.1)5. City agrees to facilitate the master planning process, as part of RMUO requirements under RDC 18.235.060.
 - 3.1)6. Facilitation of the master planning process shall include bearing costs associated with surveying wetland boundaries on parcel 213742000 and the Boundary Line Adjustment between parcels 213741000 and 213742000.
 - 3.1)7. RMUO master planning process shall include, but not limited to:

- 3.1)7.1.Ingress/Egress from 45th Ave. through subject parcels (ROW, design, access, permitting, etc.);
 3.1)7.2.Community park design and integration; and
 3.1)7.3.Integrating multiple site designs.

MISCELLANEOUS PROVISIONS

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

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

Effective Date. This Agreement is effective upon the closing date of Edwards purchase of Parcel 213742000 and date of recording.

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

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

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

required to enter into this Agreement and to consummate or cause to be consummated the transactions contemplated hereby.

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

Assignability and Contractual Transfer of Obligations: The rights and obligations established in this Agreement are assignable by the Current Owners, Owners, Developers and Responsible Parties to their heirs, successors and assigns, and the Current Owners, Owners and Developers and Responsible Parties will contractually require subsequent owners and developers with whom Current Owners, Owners, Developers and Responsible Parties contract with to carry out the terms of this Agreement.

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

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

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

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

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

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

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

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

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

No Benefit to Third Parties. The Parties are the only parties to this Agreement and are the only parties entitled to enforce its terms, except as otherwise specifically provided in this Agreement. There are no third-party beneficiaries.

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

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

Attachment: 1_25_Edwards_Gaither_DA (Development Agreement APN 213741-000 and 213742-000)

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

With a copy to: Janean Parker
Law Office of Janean Z. Parker
PO Box 298
Adna, WA 98522

With a copy to: Edwards Construction Group
Attn: Ron Edwards
2501 NE 129th Street
Vancouver, WA 98686

With a copy to: Realvest Corp.
Attn: Richard Gress
205 E 11th Street #200
Vancouver, WA 98660

With a copy to: Gaither & Sons
Attn: Ott Gaither
6807 NE 109th Street
Vancouver, WA 98686

Notices will be deemed received by the addressee upon the earlier of actual delivery or refusal of a party to accept delivery thereof. The addresses to which notices are to be delivered may be changed by giving notice of such change in address in accordance with this notice provision.

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

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

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

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

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

Signatures appear on the following pages.

Edwards Construction Group –

By: _____ Date _____
 Its: _____

State of Washington)
) ss.
 City of _____)

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

Dated: _____, 2017.

(Seal or stamp)

 Signature

 Title
 My appointment expires _____

Attachment: 1_25_Edwards_Gaither_DA (Development Agreement APN 213741-000 and 213742-000)

Realvest Corporation or its Assigns –

By: _____
Its: _____

Date _____

State of Washington)
) ss.
City of _____)

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

Dated: _____, 2017.

(Seal or stamp)

Signature _____

Title _____
My appointment expires _____

Attachment: 1_25_Edwards_Gaither_DA (Development Agreement APN 213741-000 and 213742-000)

City of Ridgefield

By: _____
Its: _____

Date _____

State of Washington)
) ss.
City of _____)

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

Dated: _____, 2017.

(Seal or stamp)

Signature _____

Title _____
My appointment expires _____

Approved as to form:

City Counsel

EXHIBIT A – LEGAL DESCRIPTION

Attachment: 1_25_Edwards_Gaither_DA (Development Agreement APN 213741-000 and 213742-000)

EXHIBIT B – LEGAL DESCRIPTION

