



**RIDGEFIELD CITY COUNCIL
MEETING AGENDA**

**Thursday, January 23, 2020
RACC - Columbia Assembly Room
510 Pioneer Street, Ridgefield, WA 98642**

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

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

II. 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 9, 2020 Meeting**

IV. PRESENTATION

- 1. 2020 Planning Commission Work Program - Patrick Flynn, Chairman**
- 2. 2020 Parks Board Work Program - Kim Stenbak, Chairwoman**

V. BUSINESS

- 1. First Reading of Ordinance No. 1310 - Traffic Impact Fee Update - Bryan Kast, Public Works Director**
- 2. Second Reading of Ordinance No. 1309 – Gress Property Mixed Use Overlay Removal - Louisa Garbo, Community Development Director**
- 3. Motion - Approval of Kemper Grove Phase 1 Final Plat - Louisa Garbo, Community Development Director**
- 4. Motion - Approval of the Crossing Final Plat - Louisa Garbo, Community Development Director**
- 5. Motion - Approval of Park Naming in Pioneer Village - Bryan Kast, Public Works Director**

VI. PUBLIC HEARING/BUSINESS

- 1. Public Hearing and Approval of Resolution No. 570 – Ridgefield School District Proposition No. 5 General Obligation Bonds - Lee Knottnerus, Deputy City Manager**
- 2. Public Hearing and First Reading of Ordinance No. 1311 - Pioneer Frontage Development Agreement - Bryan Kast, Public Works Director**

VII. PUBLIC COMMENT

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

VIII. COUNCIL/PRESIDING OFFICER/STAFF REPORTS

- 1. Council**
- 2. Mayor**
Cemetery Board Appointments
- 3. City Manager**

IX. ADJOURN

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

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: January 23, 2020
ITEM: CONSENT AGENDA
AGENDA ITEM TITLE: Approval of Claims And/Or Payroll

GOVERNING LEGISLATION:

Revised Code of Washington Title 35A

PREVIOUS COUNCIL ACTION TAKEN:

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

BACKGROUND:

Vendor claims

BUDGET/FINANCIAL IMPACTS:

See vendor detail attached

RECOMMENDED ACTION OR MOTION:

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

“I move to approve the consent agenda as presented”

STAFF CONTACT: Kirk Johnson, Finance Director
ATTACHMENTS: January 23 2020 Claims Report (PDF)

City of Ridgefield
Claims Payment Report
For Approval on: January 23, 2020

3.1.a

Sum of Amount					
Vendor Name	Vendor Number	Invoice Number	Resp. Department	Description	Total
ACCELA INC.	2779	INV-ACC50104	Public Works	ACH Web Payments - Dec. 2019	408.00
ACCELA INC. Total					408.00
ACCELA INC. - EPAY	3386	200121926	Public Works	Customer Web ACH Fees - Dec. 2019	79.85
ACCELA INC. - EPAY Total					79.85
ADVENTIST HEALTH/OCCUPATIONAL MC	865	84748	Public Safety	Pre Hire Medical Exam	823.00
ADVENTIST HEALTH/OCCUPATIONAL MC Total					823.00
ARAMARK UNIFORM SERVICES	32	864311346	Genl Govt/Facilities	City Hall/PW/CDD/PD Floor Mats	7.71
			Public Safety	City Hall/PW/CDD/PD Floor Mats	4.47
			Public Works	City Hall/PW/CDD/PD Floor Mats	3.31
			Community Development	City Hall/PW/CDD/PD Floor Mats	3.90
			Genl Govt/Facilities	PW Uniforms/Floor Mats	2.84
		864311345	Public Works	PW Uniforms/Floor Mats	53.47
ARAMARK UNIFORM SERVICES Total					75.70
BLACK KNIGHT EMBLEM & INSIGNIA LLC	3108	322	Genl Govt/Facilities	Pink Patches	(23.52)
			Public Safety	Pink Patches	303.52
BLACK KNIGHT EMBLEM & INSIGNIA LLC Total					280.00
BLUEFIN PAYMENT SYSTEMS	2827	2827-20200123-2	Public Works	Citizen Payment Fees - Dec 2019	626.84
		2827-20200123-1	Public Works	Citizen Payment Fees - Dec 2019	34.83
BLUEFIN PAYMENT SYSTEMS Total					661.67
BOB'S AUTOMOTIVE	57	19488	Public Works	Water Vehicle Maint.	24.86
BOB'S AUTOMOTIVE Total					24.86
BSK ASSOCIATES	2119	V904451	Public Works	Coliform Testing	395.00
BSK ASSOCIATES Total					395.00
BUILDING INDUSTRY ASSOCIATION OF CLARK COUN	3442	26618	Council	BIA Membership - Mayor/Council	245.00
BUILDING INDUSTRY ASSOCIATION OF CLARK COUNTY Total					245.00
BUXTON COMPANY	2460	49006	Community Development	Retail Recruitment Analysis	30,000.00
BUXTON COMPANY Total					30,000.00
CFM STRATEGIC COMMUNICATIONS INC.	2551	25329	Genl Govt/Facilities	Dec. 2019 Lobbyist	5,200.00
CFM STRATEGIC COMMUNICATIONS INC. Total					5,200.00
CITIES DIGITAL INC.	3382	47638	Community Development	Laserfiche Software	985.62
			Information Technology	Laserfiche Software	985.62
		47707	Information Technology	Laserfiche Forms Portal Add-on Annual Maintenance	1,668.06
				Laserfiche Forms Portal Add-on	8,666.58
		47690	Information Technology	Laserfiche Prof. Services	3,106.25
CITIES DIGITAL INC. Total					15,412.13
CITY OF BATTLE GROUND	92	INV00252	Judicial	Public Defender/Video Arraignments	895.00
		INV00254	Judicial	Court Costs - Dec 2019	8,660.00
CITY OF BATTLE GROUND Total					9,555.00
CITY OF RIDGEFIELD-W/S	96	010935-000-20200123	Public Works	Cedar Creek Irrigation Tract B	118.85
		005810-000-20200123	Public Works	Abrams Park Standpipe - Water	55.83
		005807-000-20200123	Public Works	Abrams Park Restrooms - Storm	18.05

Attachment: January 23 2020 Claims Report (Approval of Claims And/Or Payroll)

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CITY OF RIDGEFIELD-W/S

96	005807-000-20200123	Public Works	Abrams Park Restrooms - Water	105.28
	005436-005-20200123	Public Works	1-5/SR501 NE Interchange Irrigation	93.47
	005815-000-20200123	Genl Govt/Facilities	109 W Division WWTP - Storm	379.05
			109 W Division WWTP - Water	115.10
		Public Works	109 W Division WWTP - Storm	379.05
			109 W Division WWTP - Water	115.10
	006419-000-20200123	Public Works	301 N 3rd Ave CDD - Storm	18.05
			301 N 3rd Ave CDD - Water	26.03
		Community Development	301 N 3rd Ave CDD - Storm	18.05
			301 N 3rd Ave CDD - Water	26.03
	005811-000-20200123	Public Works	Abrams Park Kitchen - Storm	379.05
			Abrams Park Kitchen & Irrigation - Water	47.09
	010821-000-20200123	Public Works	Water Tower (Cemetery)	54.15
	009787-002-20200123	Public Works	Green Gables Tract-D Irrigation M	46.74
	005436-010-20200123	Public Works	5054 Pioneer Street	18.05
	006420-000-20200123	Public Works	315 N 3rd Avenue Davis Park - Water	149.60
	009457-000-20200123	Public Works	Columbia Hills Irrigation Tract D Cispus Way	93.47
	006404-000-20200123	Genl Govt/Facilities	230 Pioneer Street City Hall - Storm	126.35
			230 Pioneer Street City Hall - Water	559.75
	009787-000-20200123	Public Works	Green Gables Tract-Q Irrigation M	46.74
	009272-000-20200123	Public Works	1308 N Heron Dr Hayden Park - Water	46.74
			1308 N Heron Dr Hayden Park - Storm	18.05
	005207-000-20200123	Public Works	Blue Heron Community Garden - Water	46.81
	009427-000-20200123	Public Works	Columbia Hills Irrigation Tract B Wind River	46.74
	005812-001-20200123	Public Works	Abrams Park Chloine Injector - Storm	18.05
	006405-000-20200123	Public Works	119 N 3rd Ave Community Park - Storm	36.10
			119 N 3rd Ave Community Park - Water	51.94
	005806-000-20200123	Public Works	400 N Abrams Park Rd - Water	149.57
	009787-005-20200123	Public Works	Junction Well & Reservoir - Storm	198.55
	006398-000-20200123	Public Safety	116 N Main Ave PD - Water	54.15
			116 N Main Ave PD - Storm	72.20
	008428-000-20200123	Public Works	Cedar Ridge Park - Storm	18.05
			Cedar Ridge Park - Water	93.47
	007183-000-20200123	Public Works	618 Lark Dr Lark Park - Water	46.74
			618 Lark Dr Lark Park - Storm	18.05
	007097-000-20200123	Public Works	2311 N 5th Way Crows Nest Park - Water	46.74
			2311 N 5th Way Crows Nest Park - Storm	36.10
	009787-006-20200123	Public Works	Roundabout 45th & 3rd	46.74
	009787-003-20200123	Public Works	Green Gables Tract-D Irrigation MET	46.74
	005436-009-20200123	Public Works	6007 N Ridgefield Woods Dr. - Irrigation	46.74
	005032-000-20200123	Genl Govt/Facilities	111 S Main - Water	63.01
			111 S Main - Storm	54.15
	009787-004-20200123	Public Works	Green Gables Tract-C Irrigation M	46.74
	005488-000-20200123	Public Works	Cemetery Water Spigots - Water	46.74
	005436-001-20200123	Public Works	1-5/SR501 NE Interchange Irrigation	93.47

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CITY OF RIDGEFIELD-W/S	96	010889-000-20200123	Public Works	Park & Ride Lot - Storm	126.35
CITY OF RIDGEFIELD-W/S Total					4,557.66
CLARK AND SONS EXCAVATING INC.	2848	2848-20200123	Genl Govt/Facilities	Retainage Release - Pavement Preservation Program	3,442.74
CLARK AND SONS EXCAVATING INC. Total					3,442.74
CLARK COUNTY	102	CI010199	Public Safety	1st Qtr 2020 Cresa Emergency Mgmt Fees	2,468.25
		CI010496	Judicial	4th Qtr. 2019 Limited Jurisdiction Services	120.00
		CI010252	Public Safety	Q2 2016 - Q4 2018 Jail Beds	11,617.94
		CI010275	Public Safety	1st Qtr. Dispatching & Radio Oper.	19,695.50
		CI010402	Public Safety	4th Qtr 2019 MDC's/Net Motion Support	5,356.24
CLARK COUNTY Total					39,257.93
CLARK COUNTY TREASURERS OFFICE	554	SIF201912	Genl Govt/Facilities	School Impact Fees	286,056.75
CLARK COUNTY TREASURERS OFFICE Total					286,056.75
CLARK PUBLIC UTILITIES	110	7448-974-1-20200123	Public Works	N 35th and Pioneer St.	38.35
				N 35th Ave and Pioneer St	38.35
		7367-943-3-20200123	Public Works	103 N Main - Stop Light	46.91
		7126-408-9-20200123	Public Works	2300 N 3rd Way Bellwood Trail Lights	35.72
		7123-806-7-20200123	Public Works	Pioneer St. & Gee Creek Loop - Electricity	27.32
		7124-838-9-20200123	Public Works	Overlook Park - Electricity	128.77
		7122-942-1-20200123	Public Works	3701 N 3rd Cir - Electricity	27.06
		7516-978-9-20200123	Public Works	SR/Pioneer ST & S 65 AVE	72.16
		7453-365-4-20200123	Public Works	535 N Abrams Park Rd.	44.73
		7207-403-2-20200123	Public Works	911 N 65th Ave Intertie 2 - Water	99.38
		7516-979-7-20200123	Public Works	SR/Pioneer ST & S 65 AVE	138.76
		7503-626-9-20200123	Public Works	337 S Royal Rd.	128.44
		7207-402-4-20200123	Public Works	1504 NW Intertie 3 - Water	651.75
		7207-401-6-20200123	Public Works	800 NE 264 St Intertie 1 - Water	624.82
		7122-944-7-20200123	Public Works	512 N Allen Dr - Electricity	26.91
CLARK PUBLIC UTILITIES Total					2,129.43
CLARK REGIONAL WASTEWATER DISTRICT	741	032895-000-20200123	Public Works	Abrams Park Restrooms - Sewer	74.01
		032712-000--20200123	Public Safety	116 N Main Ave PD - Sewer	47.09
		032695-000-20200123	Genl Govt/Facilities	109 W Division WWTP - Sewer	113.76
			Public Works	109 W Division WWTP - Sewer	113.75
		032664-000-20200123	Public Works	301 N 3rd Ave CDD - Sewer	25.08
			Community Development	301 N 3rd Ave CDD - Sewer	25.07
		032894-000-20200123	Public Works	Abrams Park Kitchen - Sewer	145.56
		032899-000-20200123	Public Works	Abrams Park Former Mgr House - Sewer	43.43
		035480-000-20200123	Public Works	255 S 56th Pl Well & Reservoir - Sewer	40.03
		032752-000-20200123	Genl Govt/Facilities	230 Pioneer St City Hall - Sewer	103.97
CLARK REGIONAL WASTEWATER DISTRICT Total					731.75
COLUMBIAN PUBLISHING	116	18423	Genl Govt/Facilities	Advertising - Happy Holidays	150.00
		18137	Community Development	PLZ-19-0143 Taco Bell Sign	91.80
		18756	Community Development	SR501 Pioneer St. IMPS Developement Agreement	77.40
		27641-2020	Genl Govt/Facilities	Columbian Subscription 2020 - City Hall	309.00
		18760	Community Development	Notice of Type II Hrg. - Eagle Rdg. Estates	126.00
		18209	Community Development	Comm. Dev. Advertisements	410.40

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COLUMBIAN PUBLISHING	116	18259	Community Development	Gress dev./prop. Sepa DNS	237.60
COLUMBIAN PUBLISHING Total					1,402.20
COMCAST	2271	2271-202001-109	Genl Govt/Facilities	PW Shop Communications	24.84
			Public Works	PW Shop Communications	383.06
		2271-201901-116	Public Safety	PD Communications	348.18
		2271-202001-230	Genl Govt/Facilities	City Hall Communications	300.34
COMCAST Total					1,056.42
COMCAST BUSINESS	1666	92959660	Genl Govt/Facilities	Internet Services - 230 Pioneer St - Dec 2019	370.33
COMCAST BUSINESS Total					370.33
COMDATA NETWORK INC.	1101	20330608	Genl Govt/Facilities	PW/CDD Fuel - XN173 - 12/16/19-12/31/19	101.36
			Public Works	PW/CDD Fuel - XN173 - 12/16/19-12/31/19	1,562.93
			Community Development	PW/CDD Fuel - XN173 - 12/16/19-12/31/19	242.30
		20330597	Public Safety	PD Fuel - XN795 - 12/16/19-12/31/19	1,109.67
COMDATA NETWORK INC. Total					3,016.26
CONSERVATION TECHNIX INC.	1821	881	Public Works	Ridgefield Parks/Rec Plan Update	5,690.00
CONSERVATION TECHNIX INC. Total					5,690.00
DEPARTMENT OF LICENSING - CPL	154	RG0000400-2020	Genl Govt/Facilities	CPL Fees - Stose	18.00
		RG0000401-2020	Genl Govt/Facilities	CPL Fees - Speake	18.00
		RG0000399-2020	Genl Govt/Facilities	CPL Fees - Tisch	18.00
DEPARTMENT OF LICENSING - CPL Total					54.00
DICK'S TIRE FACTORY	158	D47983	Public Safety	PD Vehicle Maint. - '14 Explorer	41.21
		D49101	Public Safety	PD Vehicle Maint.	41.21
DICK'S TIRE FACTORY Total					82.42
DUDE SOLUTIONS INC.	3044	INV-61706	Community Development	Smart Gov Connector Blue Beam	718.00
DUDE SOLUTIONS INC. Total					718.00
DZ AND FAMILY	1497	16562	Public Works	Water Equip Repair	153.84
DZ AND FAMILY Total					153.84
E2 LAND USE PLANNING SERVICES LLC	485	0485-20200123	Community Development	Planning Consulting Svcs. - Dec. 2019	13,193.38
E2 LAND USE PLANNING SERVICES LLC Total					13,193.38
ELCOR INC	2081	MSP-12200	Public Safety	IT Services - Dec. 2019	1,548.83
			Public Works	IT Services - Dec. 2019	1,328.90
			Community Development	IT Services - Dec. 2019	1,376.73
			Information Technology	IT Services - Dec. 2019	2,973.39
		12242	Community Development	CDD Associate Planner Comp. & Monitor	1,563.56
ELCOR INC Total					8,791.41
FERGUSON ENTERPRISES INC # 8423	181	841598	Public Works	Water Meters	6,573.12
FERGUSON ENTERPRISES INC # 8423 Total					6,573.12
GRAY AND OSBORNE INC	207	19298.00-3	Community Development	Ridgefield Crossing Phase II	67.22
		19273.00-5	Public Works	Junction VFD Upgrade Project	1,075.52
		19315.00-1	Community Development	Cloverhill PUC Ph 3 Final Plat	68.68
		19234.00-12	Public Works	Water System Plan Update	7,377.04
		18274.00-19	Public Works	Abrams Park Well 11 Prelim Design/Well Drill	5,004.04
GRAY AND OSBORNE INC Total					13,592.50
H.D. FOWLER COMPANY	2036	I5365507	Public Works	Water Meter Supplies	467.99
H.D. FOWLER COMPANY Total					467.99

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HARRY'S LAWN AND POWER EQUIPMENT	214	172973	Public Works	Storm Equip. Repair	18.95
		172564	Public Works	Water Equip.	481.05
HARRY'S LAWN AND POWER EQUIPMENT Total					500.00
HOME DEPOT CREDIT CARD SERVICES	1805	8520367	Public Works	Street Oper. Supp.	110.36
HOME DEPOT CREDIT CARD SERVICES Total					110.36
HONEY BUCKETS	223	551379780	Public Works	Davis Park Port a Potty	298.00
HONEY BUCKETS Total					298.00
INSTANT IMPRINTS CASCADE PARK	2371	50469	Human Resources	Emp. Relations - Vests & Beanies	765.72
INSTANT IMPRINTS CASCADE PARK Total					765.72
INTERMEDIA.NET INC	2187	2001149933	Information Technology	Voice Services - Dec. 2019	86.64
INTERMEDIA.NET INC Total					86.64
INTERSTATE BATTERIES	1458	80009507	Public Works	Vehicle Maint. - Crippen	138.70
INTERSTATE BATTERIES Total					138.70
J.L. STOREDAHL AND SONS	558	289022	Public Works	Sand for Sandbags	158.58
J.L. STOREDAHL AND SONS Total					158.58
JANEAN Z PARKER	2199	66	Public Works	Legal Services - Dec. 2019	50.00
			Community Development	Legal Services - Dec. 2019	1,750.00
			Legal	Legal Services - Dec. 2019	2,600.00
JANEAN Z PARKER Total					4,400.00
JENI J. WRIGHT	3441	501407497	Genl Govt/Facilities	Business License Refund - Jeni J. Wright	50.00
JENI J. WRIGHT Total					50.00
JOE TURNER P.C.	1437	958	Community Development	Hearings Examiner	1,981.41
JOE TURNER P.C. Total					1,981.41
L.N. CURTIS AND SONS	3075	INV350243	Public Safety	PD Uniforms - Morgan	1,173.99
		INV350639	Public Safety	PD Uniforms - Morgan	130.08
		INV347820	Public Safety	PD Uniforms - Siem	254.06
L.N. CURTIS AND SONS Total					1,558.13
LARCH CORRECTIONS CENTER	2088	LCC1912.812	Public Works	Parks Clean Up	143.96
LARCH CORRECTIONS CENTER Total					143.96
LEE KNOTTNERUS	1765	1765-20200116	Human Resources	Mileage Reimb. - Knottnerus	110.00
LEE KNOTTNERUS Total					110.00
LINKO TECHNOLOGY INC.	3337	6609	Genl Govt/Facilities	Web Tests - Dec. 2019	(0.50)
			Public Works	Web Tests - Dec. 2019	6.50
LINKO TECHNOLOGY INC. Total					6.00
MARIUS L MALATTIA	1817	133	Community Development	Design Reviews - Dec 2019	453.75
MARIUS L MALATTIA Total					453.75
MINERT AND ASSOCIATES INC.	981	299459	Genl Govt/Facilities	DOT Screening - Venne/Thamert	34.76
				DOT Screening - Venne/Thamert & Annual Fee	12.18
			Public Works	DOT Screening - Venne/Thamert	98.24
				DOT Screening - Venne/Thamert & Annual Fee	162.82
MINERT AND ASSOCIATES INC. Total					308.00
MINUTEMAN PRESS (NORTH)	3278	2141	Finance	Notary Stamp - Giles	40.08
MINUTEMAN PRESS (NORTH) Total					40.08
MUTUAL MATERIALS	2750	2151165	Public Works	Abrams Park Fireplace Supp.	212.98
MUTUAL MATERIALS Total					212.98

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NAPA AUTO PARTS	498	159626	Genl Govt/Facilities	PW Shop Supplies	4.14
			Public Works	PW Shop Supplies	55.29
		159409	Genl Govt/Facilities	Vehicle Maint. - Johnson	4.98
			Public Works	Vehicle Maint. - Johnson	44.76
		159481	Genl Govt/Facilities	Vehicle Maint. - Shop Supplies	56.87
			Public Works	Vehicle Maint. - Shop Supplies	278.68
		158734	Public Works	Storm/Streets Equip Repair	46.52
		158027	Public Works	Water/CDD Vehicle/Equip. Maint.	15.11
		Community Development	Water/CDD Vehicle/Equip. Maint.	72.08	
		157506	Public Works	Streets Equip. Maint.	17.39
NAPA AUTO PARTS Total					595.82
NICHOLAS JOHNSON	3443	3443-20200123	Genl Govt/Facilities	Pesticide Test Reimb - Johnson	5.80
			Public Works	Pesticide Test Reimb - Johnson	52.20
NICHOLAS JOHNSON Total					58.00
NICK CROCKFORD	492	0492-20200123	Public Works	Hip Boot Reimb. - Crockford	158.55
NICK CROCKFORD Total					158.55
NORTHWEST NATURAL GAS	315	8578-7-20200123	Public Works	PW Shop - Natural Gas	367.01
		8817-9-20200123	Genl Govt/Facilities	City Hall - Natural Gas	327.69
		1000591-6-20200123	Public Safety	Police Department - Natural Gas	79.67
NORTHWEST NATURAL GAS Total					774.37
ONE CALL CONCEPTS	326	9129092	Public Works	Excavation Notif./Modem Ticket Delivery - Dec 2019	204.60
ONE CALL CONCEPTS Total					204.60
ON-HOLD CONCEPTS INC	2217	499951	Information Technology	On Hold Music Service - Dec. 2019	24.95
ON-HOLD CONCEPTS INC Total					24.95
OTAK INC.	1787	12000014	Public Works	Refuge Park Improvements	208.08
		12000017	Public Works	RORC Phase 2 & Hillhurst Rd.	6,257.65
		12000026	Genl Govt/Facilities	Discover Corridor Economic Vision	3,397.48
OTAK INC. Total					9,863.21
PATRICK HILDRETH BRAND AND DESIGN	2372	1556	Information Technology	Web Maintenance	200.00
PATRICK HILDRETH BRAND AND DESIGN Total					200.00
PATRICK MORGAN	3440	3440-20200123	Genl Govt/Facilities	PD Boot Reimbursement - Morgan	(12.09)
			Public Safety	PD Boot Reimbursement - Morgan	156.09
PATRICK MORGAN Total					144.00
PETTY CASH	495	0495-20200123	Genl Govt/Facilities	2019 4th Quarter Petty Cash	20.00
			Public Works	2019 4th Quarter Petty Cash	43.11
			Community Development	2019 4th Quarter Petty Cash	20.30
PETTY CASH Total					83.41
PIONEER PEST MANAGEMENT	2040	334439	Genl Govt/Facilities	Pest Control - PW Shop	6.54
			Public Works	Pest Control - PW Shop	100.78
PIONEER PEST MANAGEMENT Total					107.32
PORTLAND ENGINEERING INC	2082	9262	Public Works	Pro. Fees - S 56th & Cemetery - Dec 2019	1,508.40
PORTLAND ENGINEERING INC Total					1,508.40
POSTMASTER	348	0348-2020-608	Genl Govt/Facilities	City PO Box #608 - 2020	204.00
POSTMASTER Total					204.00
PUBLIC SAFETY TESTING	354	PSTO19-0224	Public Safety	Backgroud Checks & Investigation Report	654.00

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PUBLIC SAFETY TESTING	354	2019-0942	Public Safety	4th Qtr. 2019 Subscription Fees	125.00
PUBLIC SAFETY TESTING Total					779.00
QUICK LANE TIRE AND AUTO CENTER	3050	410937	Public Safety	PD Vehicle Maint. - 2018 Explorer	55.43
QUICK LANE TIRE AND AUTO CENTER Total					55.43
RICOH USA INC.	1662	103134278	Public Safety	PD Copier Lease	159.14
RICOH USA INC. Total					159.14
RIDGEFIELD HARDWARE	376	0376-20200123	Genl Govt/Facilities	Hardware - Nov.-Dec. 2019	949.75
			Public Safety	Hardware - Nov.-Dec. 2019	79.13
			Public Works	Hardware - Nov.-Dec. 2019	1,313.45
			Community Development	Hardware - Nov.-Dec. 2019	46.97
RIDGEFIELD HARDWARE Total					2,389.30
RIDGEFIELD LANDSCAPE PRODUCTS	3021	3021-20200123	Public Works	Storm/Street Debris Dump & Parks Rock	417.34
RIDGEFIELD LANDSCAPE PRODUCTS Total					417.34
RIDGEFIELD SCHOOL DISTRICT	378	1001900035	Genl Govt/Facilities	(blank)	504.07
			Public Works	(blank)	433.99
			Community Development	(blank)	1,820.91
RIDGEFIELD SCHOOL DISTRICT Total					2,758.97
SHRED-IT US JV LLC	2274	8128887429	Genl Govt/Facilities	Secure Shredding - RACC - Dec. 2019	1.00
			Public Works	Secure Shredding - RACC - Dec. 2019	15.64
			Community Development	Secure Shredding - RACC - Dec. 2019	16.64
			Genl Govt/Facilities	Secure Shredding - City Hall - Dec. 2019	40.95
SHRED-IT US JV LLC Total					74.23
SIGNS AND MORE	2061	97110	Public Safety	PD Signs	35.77
SIGNS AND MORE Total					35.77
SIMPLIFILE	2962	E5689270	Community Development	Recording Fees - Wells Family LLC Development Agreement	128.34
SIMPLIFILE Total					128.34
STAPLES CONTRACT & COMMERCIAL INC	2884	8056947009	Genl Govt/Facilities	Staples - Dec. 2019	54.27
			Public Works	Staples - Dec. 2019	137.57
			Community Development	Staples - Dec. 2019	564.12
			Finance	Staples - Dec. 2019	7.24
STAPLES CONTRACT & COMMERCIAL INC Total					763.20
STATE OF WASHINGTON DEPARTMENT OF REVENUE	156	0-012-157-129	Genl Govt/Facilities	Dec 2019 Excise and B&O Tax	7,835.37
STATE OF WASHINGTON DEPARTMENT OF REVENUE Total					7,835.37
SW CONSULTING ENGINEERING	3398	1210194	Community Development	7 eleven - Cons. Svcs.	2,628.00
SW CONSULTING ENGINEERING Total					2,628.00
SW WA REGIONAL TRANSPORTATION	602	12602	Genl Govt/Facilities	2020 Member Contribution	1,763.00
SW WA REGIONAL TRANSPORTATION Total					1,763.00
TERESA D JOHNSON CPA INC.	561	5231	Finance	Accounting Services - Nov.-Dec. 2019	960.64
TERESA D JOHNSON CPA INC. Total					960.64
THE PARR COMPANY	964	26470958	Public Works	Parks Oper. Supp.	6.37
		26484460	Public Works	Streets Supplies	36.39
		26485469	Public Works	Abrams Prk. Fireplace	85.79
		26485096	Public Works	Parks Supplies	58.32
THE PARR COMPANY Total					186.87
TLC TOWING	431	127993	Public Works	Tow -Street Sweeper	574.52

Attachment: January 23 2020 Claims Report (Approval of Claims And/Or Payroll)

City of Ridgefield
Claims Payment Report
For Approval on: January 23, 2020

TLC TOWING Total					574.52
TRACY BLEHM	809	0809-20200123B	Administration	Reimb for Flight - Blehm	322.40
		0809-20200123	Administration	Mileage Reimb. - Blehm	61.71
TRACY BLEHM Total					384.11
TRUEPOINT SOLUTIONS	3064	19-946	Public Works	Stormwater Prof. Services	1,875.00
TRUEPOINT SOLUTIONS Total					1,875.00
UNIT PROCESS COMPANY	1819	220/55016903	Public Works	Water Supplies	1,029.61
UNIT PROCESS COMPANY Total					1,029.61
VARI SALES CORPORATION	3412	IVC-2-1364341	Community Development	Stand Up Desk - Associate Planner	385.36
			Finance	Stand Up Desk - Procurement Specialist	385.36
VARI SALES CORPORATION Total					770.72
VERIZON WIRELESS	452	9845204794	Genl Govt/Facilities	Julie iPad	35.30
				PW Cell Phones & 2 iPads	59.83
				PW Director iPad	5.31
			Public Safety	PD Chief iPad	35.32
				PD Cell Phones	1,026.74
			Public Works	PW Cell Phones & 2 iPads	922.54
				PW Director iPad	22.89
			Community Development	PW Director iPad	7.07
				CDD Cell Phones	551.29
				CDD Director iPad	35.32
			Council	Council iPads	297.18
				Finance	Finance Director iPad
			Administration	Deputy City Manager iPad	35.32
			Executive	City Manager iPad	35.32
VERIZON WIRELESS Total					3,104.75
WA STATE TREASURER'S OFFICE	642	0642-201912	Genl Govt/Facilities	4th Qtr. 2019 Forfeited Property	3.65
		0642-201912A	Genl Govt/Facilities	4th Qtr. 2019 Building Code Fees	1,695.50
WA STATE TREASURER'S OFFICE Total					1,699.15
WALLIS ENGINEERING	464	14867	Public Works	S. 3rd Improvements	7,691.64
		14868	#N/A	S. 3rd Improvements	2,563.88
			Public Works	S. 3rd Main Replacement	1,264.80
WALLIS ENGINEERING Total					11,520.32
WASHINGTON STATE PATROL	463	I20004151	Genl Govt/Facilities	Background Checks - CPL	13.25
WASHINGTON STATE PATROL Total					13.25
WASTE CONTROL	1474	1375138	Genl Govt/Facilities	Concrete Asphalt Disposal	6.80
			Public Works	Concrete Asphalt Disposal	104.89
WASTE CONTROL Total					111.69
WELLS FARGO	1681	201912-4056	Genl Govt/Facilities Council	Ferriss - Peter Corvallis First Saturday Event	312.00
				Ferriss - Fred Meyer David Taylor recognition ceremony	12.24
				Ferriss - Rosauers Darren Wertz recognition ceremony	46.97
				Ferriss - Association of WA Cities City Action Days - Council -	200.00
				Ferriss - Craft Warehouse Daren Wertz service recognition prese	109.47
				Ferriss - Sadie & Josies Bakery David Taylor recognition ceremo	84.25
				Ferriss - Brown Paper Tickets CREDC Event - Sandra Dav - 2020	25.00

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City of Ridgefield
Claims Payment Report
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WELLS FARGO	1681	201912-4056	Executive	Ferriss - Association of WA Cities City Action Days - Steve - 2	1,200.00		
		201912-9760	Public Safety	Hoots - TLO Transunion Back ground investigations	108.40		
				Hoots - Galls Brass name plate for new officer	15.61		
				Hoots - Police Record Police Records training	195.00		
				Hoots - Tru-ID.com 4 ID cards	28.00		
				Hoots - Rosauers Sgt Bone retirement cake	31.76		
		201912-4015	Genl Govt/Facilities	Arends - Amazon LED shop lights for Public Works Shop	34.18		
				Arends - Harbor Freight Hydraulic jack for shop tools	21.13		
				Arends - Amazon safety lights for 2005 Chevy 3500	3.56		
				Arends - Amazon safety light bracket for 2005 chevy 3500	0.77		
			Public Works	Arends - Amazon LED shop lights for Public Works Shop	527.28		
				Arends - Harbor Freight Hydraulic jack for shop tools	271.00		
				Arends - Amazon safety lights for 2005 Chevy 3500	54.97		
				Arends - Amazon safety light bracket for 2005 chevy 3500	11.79		
			201912-7229	Genl Govt/Facilities	Blehm - Costco Water at City Hall	3.24	
					Blehm - Costco Events - 2020	178.71	
					Blehm - Amazon Mayor's choice award	99.52	
					Blehm - Target Events - 2020	72.84	
				Public Works	Blehm - Harbor Freight Hydraulic jack for shop tools	54.73	
					Blehm - Fuel Bistro Procurement Panel lunch	65.71	
		Finance		Blehm - Amazon Holiday party	102.06		
				Blehm - Costco.com Wellness snacks - 2020	54.99		
		Human Resources		Blehm - Target Holiday party	21.20		
				Blehm - Season Coffee Service awards	60.00		
		201912-8989		Public Safety	Blehm - Costco.com Wellness snacks	183.88	
					Brooks - Fuel Bistro NEW EMPLOYEE LUNCH	34.03	
					Brooks - Amazon LEADERSHIP BOOKS FOR NEW SGT/LT	56.88	
					Brooks - Sparta Promotions RPD COFFEE MUGS	453.96	
			201912-8764		Genl Govt/Facilities	Knottnerus - Facebook Community Events - January First Saturday	4.85
						Knottnerus - Facebook Community Events - Hometown	20.00
		Human Resources		Knottnerus - Indeed Job Announcements	502.11		
				Administration	Knottnerus - Fisher & phillips LLC Webinar	49.00	
		201912-5961	Public Safety		Knottnerus - Eclinch Marketing/Community Engagement - 2020	49.00	
				Knottnerus - Amazon Web Serices Website Backup	0.33		
				Knottnerus - TXTSIGNAL.com Marketing/Community Engagement - 201	39.00		
				Knottnerus - Adobe Marketing/Community Engagement 2020	57.44		
				Doriot - Fred Meyer Wreath covers for RPD xmas Wreaths	17.32		
				201912-2960	Genl Govt/Facilities	Johnson - Costco. Com Supplies	119.12
						Johnson - Costco. Com Supplies	18.76
					Public Works	Johnson - WA DOL Registration for Facilities Trailer	21.50
						Community Development	Johnson - J2 Efax CDD Faxline
				201912-1889	Executive		Johnson - GFOA Application Fee for GFOA Budget Award
		Stuart - Vinnies Pizza Mtg w/City Councilors to discuss re: Cit	65.66				
		Stuart - Country Cafi½ Mtg w/City Councilors to discuss re: City	70.72				
		Stuart - COV Parking Mtg w/CREDC re: Employment Lands Study	1.85				

Attachment: January 23 2020 Claims Report (Approval of Claims And/Or Payroll)

City of Ridgefield
Claims Payment Report
For Approval on: January 23, 2020

WELLS FARGO	1681	201912-1889	Executive	Stuart - The Sportsmans Mtg w/City Councilors to discuss re: Ci	90.07
				Stuart - Uber Transportation to auto repair shop from Mtg w/com	10.25
				Stuart - Uber Transportation from auto repair shop to Mtg w/com	10.03
				Stuart - ICSC-NY International Council of Shopping Centers RECo	730.00
				Stuart - 3 Peaks Billing Error - Refund processed	0.00
				Stuart - Brickhouse Bar and Grill Mtg w/CREDC re: Employment La	43.06
				Stuart - Adobe Monthly Subscription	16.25
		201912-3663	Community Development	Garbo - American Planning Assoc. APA Membership Fee - 2020	668.00
		201912-5494	Genl Govt/Facilities	Community Events	1,889.16
		WELLS FARGO Total			
WICKUM WELD	3091	7957	Genl Govt/Facilities	2019 Chevy 2500 Cab Rack and Beacon Plate	29.09
			Public Works	2019 Chevy 2500 Cab Rack and Beacon Plate	523.54
			Community Development	2019 Chevy 2500 Cab Rack and Beacon Plate	29.09
		WICKUM WELD Total			
WILCO FARM STORE	655	707946	Public Works	Parks/Streets Supplies	150.68
		708124	Public Works	Street Supplies	43.34
WILCO FARM STORE Total				194.02	
WILCOX AND FLEGEL	1469	0457708-IN	Genl Govt/Facilities	Diesel Fuel	80.33
			Public Works	Diesel Fuel	1,073.86
WILCOX AND FLEGEL Total				1,154.19	
WINDY HILLS WINERY	3100	9212-000736	Genl Govt/Facilities	2020 Mayor's Ball Event Space - Rental	430.80
		9212-000735	Genl Govt/Facilities	2020 Mayor's Ball Event Space - Rental	430.80
WINDY HILLS WINERY Total				861.60	
WOODLAND TRUE VALUE HARDWARE	1507	A218371	Public Works	S. 56th Water Supplies	99.97
WOODLAND TRUE VALUE HARDWARE Total				99.97	
ZW USA INC.	3063	314848	Genl Govt/Facilities	Dog Waste Bags	(24.33)
			Public Works	Dog Waste Bags	313.98
ZW USA INC. Total				289.65	
Grand Total				534,536.71	

Attachment: January 23 2020 Claims Report (Approval of Claims And/Or Payroll)

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: January 23, 2020

ITEM:

AGENDA ITEM TITLE: Approval of Minutes from the January 9, 2020 Meeting

AGENDA ITEM TITLE:

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

GOVERNING LEGISLATION:

Not applicable

PREVIOUS COUNCIL ACTION TAKEN:

Not applicable

SUMMARY/BACKGROUND:

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

BUDGET/FINANCIAL IMPACTS:

Not applicable

RECOMMENDED ACTION OR MOTION:

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

1. "I move to approve the consent agenda"

STAFF CONTACT: Julie Ferriss, City Clerk

ATTACHMENTS: 01-09-2020 (PDF)



CITY OF RIDGEFIELD, WASHINGTON

City Council MEETING MINUTES

January 9, 2020

Regular Meeting - 6:30 PM

GENERAL SESSION CALL TO ORDER - 6:30 PM

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

ROLL CALL

Attendee Name	Title	Status	Arrived
Ron Onslow	Councilor	Present	
Lee Wells	Councilor	Present	
Don Stose	Mayor	Present	
Sandra Day	Councilor	Present	
Jen Lindsay	Councilor	Present	
Rob Aichele	Councilor	Present	
Dana Ziemer	Councilor	Present	

CITY COUNCIL MEMBERS OATH OF OFFICE

SELECTION OF MAYOR AND MAYOR PRO TEM

Mayor Appointment:

Motion: Council member Sandra Day nominated Don Stose.

Second: Council member Rob Aichele.

Motion passed.

Mayor Pro-Tem Appointment:

Motion: Council member Sandra Day nominated Lee Wells.

Second: Council Member Rob Aichele.

Motion Passed.

LATE CHANGES TO THE AGENDA

Remove: Resolution No. 570, agenda item moved to 01-23-2020 City Council meeting.

OATH OF OFFICE FOR LIEUTENANT DORiot - JOHN BROOKS, POLICE CHIEF

OATH OF OFFICE FOR SERGEANT PETTIT - JOHN BROOKS, POLICE CHIEF

OATH OF OFFICE FOR OFFICER MORGAN - JOHN BROOKS, POLICE CHIEF

PUBLIC COMMENT

Attachment: 01-09-2020 (Approval of Minutes)

CONSENT AGENDA - MOTION TO APPROVE AS PRESENTED.

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

1. Approval of Claims And/Or Payroll
2. Approval of Minutes from the December 19, 2019 Meeting

PRESENTATION

1. Third Quarter 2019 Financial Report

BUSINESS

1. Second Reading of Ordinance No. 1308 - Eagle Ridge Estates Zone Change - Louisa Garbo, Community Development Director

In the fall of 2018, the City of Ridgefield entered into a Concomitant Agreement (Agreement) regarding PIN 215877000 and PIN 215818000 (Properties) with Troy Developer LLC (Applicant/Owner.) The purpose of Ordinance No. 1308 is to implement the Council's intent to rezone the subject properties to RLD-8 consistent with the Development Agreement and Ordinance No. 1276 adopted in the fall of 2018.

MOTION: MOVED TO ADOPT ORDINANCE NO. 1308 AS PRESENTED.

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

2. Resolution No. 569 - Intent to Annex - Fell - Louisa Garbo, Community Development Director

Diana Fell and Sean Fell own the subject parcels with Assessor's #215859000 and #215854000. The Fell property is within the Ridgefield Urban Growth Area (UGA). The Fell property is contiguous with the Ridgefield city limits to the west. Therefore, the property is eligible for annexation. The current Clark County zoning of the property is Single-Family Residential (R1-10), with the Urban Holding - 10 (UH-10) overlay. The 2016 Ridgefield Urban Area Comprehensive Plan designation is Urban Low Density Residential (UL). RDC 18.210.015.B states that the RLD-4, RLD-6, and RLD-8 zoning districts shall implement the UL comprehensive plan designation. Per the Gee Creek Plateau Subarea Plan, the future City of Ridgefield zoning for the property is Residential Low Density - 6 (RLD-6). The Gee Creek Plateau Subarea Concept Plan shows an Open Space overlay on the majority of the property, as well as an Open Space/Park zoning designation in the northeast corner. The proposed future Gee Creek Trail alignment is also shown across the northeast corner of the site. Per the applicant's introductory statement and application materials, there are no immediate plans to develop the property. The applicant does intend to establish an access easement across the eastern twenty feet of the northern parcel (#215859000) granting access to the southern parcel (#215854000). Access and environmental challenges exist on the property that will need to be addressed prior to any future development. The direct petition method of annexation requires that owners of 10% or more of the land value of the proposed annexation area must sign the Notice of Intent to Annex. Road values are not included in this calculation. Diana Fell and Sean Fell own 100% of the land value of the property proposed for annexation, exceeding the 10% threshold of the Notice of Intent to Annex.

City Council conducted discussion.

MOTION: MOVED TO ADOPT RESOLUTION NO. 569 AS PRESENTED.

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

3. Motion - Approval of the Crossing Final Plat

The Ridgefield Hearing Examiner approved the Ridgefield Crossing mixed use master plan and preliminary subdivision plat on July 27, 2018, as PLZ-17-0129. Ridgefield Crossing includes three residential phases with a total of 133 single-family attached lots. The subject final plat, The Crossing, was formerly known as Ridgefield Crossing Phase 2. The applicant proposes to subdivide the 4.01-acre site with Assessor's #986052946 into 36 single-family attached (townhouse) residential lots. The lots range from 1,677 square feet (Lot 12) to 6,153 square feet (Lot 1), consistent with the lot sizes approved through the Ridgefield Crossing mixed use master plan and preliminary subdivision plat. The average lot size is 2,766 square feet. S 68th Court is a public street that provides direct access to Lots 1-10, 18-20, and 25-36. Private roads provide access from S 68th Court to Lots 11-17 and 22-24. Private Road A is to be owned and maintained by Lots 11-14 equally. Private Road B is to be maintained by Lots 15-17 and the Homeowners Association (HOA) equally, with an access and inspection easement granted to the City for private storm facility B. Private Road C is to be owned and maintained by Lots 22-24. The Crossing also contains three parking spaces and one storm facility to be owned and maintained by the HOA. An inspection easement on the private storm easement and a water meter easement are dedicated to the City. A sanitary sewer easement is dedicated to Clark Regional Wastewater District. Tract C is to be retained by the developer for future right-of-way development. The Crossing contains three open space tracts to be owned and maintained by the HOA. Tract K is south of Lot 18, Tract L is east of Lots 15-17, and Tract M is south of Lot 28. All three open space tracts are accessible from S 68th Court. The Crossing is bounded on the west and south sides by Ridgefield Crossing Tract D, which contains protected critical areas.

City Council conducted discussion.

City Council requested for agenda item to be brought back on January 23rd with additional information as discussed.

4. Motion - Approval of Park Naming in Pioneer Village

Ridgefield Municipal code defines the process for the naming of park facilities. The process requires that suggested names for parks are collected and presented to the Parks Board for review and consideration at a public meeting. Following this presentation and any public testimony the Parks Board makes a recommendation to City Council for the name of the park. At Experience Ridgefield in September 2019 city staff and Parks board members staffed a booth for input on the City's Parks. At this booth a plan and information about the new park at Pioneer Village was presented, along with a box where the public could suggest names for the new park. After experience Ridgefield the same information was put on the City's social media pages to allow further input and name suggestions. In total 67 suggestions of names were submitted. A list of the names and numbers of suggestions is attached. Some names, or variations of names, received multiple suggestions. At their November meeting the Parks Board reviewed the suggested names for the park. They focused on the names that had historical significance, and that

represented the function of the park. They paid particular attention to names that had received multiple suggestions. No public testimony was received. At the November meeting the Board requested that staff reach out to the Gretsches family to confirm that they were supportive of having the park named after them. At the December Parks Board meeting staff confirmed that the Gretsches family was in favor of the name and the Parks Board passed a unanimous vote to recommend that the park be named "Gretsches Community Park" to recognize the former owner of the land, and the function of the park.

City Council conducted discussion.

City Council requested for agenda item to be brought back on January 23rd with additional information as discussed.

PUBLIC HEARING/BUSINESS

1. Public Hearing and First Reading of Ordinance No. 1309 – Gress Property Mixed Use Overlay Removal - Louisa Garbo, Community Development Director

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

Mayor Opened Public Hearing: 7:34PM

No testimony received.

Mayor Closed Public Hearing: 7:34PM

First reading conducted.

PUBLIC COMMENT

Michael Jennings - Resident
Spoke in regards to planned methanol plant in Kalama

COUNCIL/PRESIDING OFFICER/STAFF REPORTS

Council

Council Member Day - Attended Port of Ridgefield meeting, library design meeting.
Council Member Lindsay - Attended City Manager briefing.
Council Member Aichele - Received an invite to attend a high school class and help students with a project.
Council Member Wells - Attended town hall meeting for Sen. Ann Rivers.
Council Member Ziemer - Attended special school board meeting.
Council Member Onslow - Attended town hall meeting for Sen. Ann Rivers, Camas City Council meeting, RTC meeting.

Mayor

Welcome new Council members, exciting year ahead of us.

City Manager

City Manager Steve Stuart - Welcome new Council members.

City Attorney - Litigation update provided.

Community Development Director - Community Development report provided.

Finance Director Kirk Johnson - AWC workers comp retro program update.

Public Works Director Bryan Kast - Public Works crew is ready for snow.

ADJOURN - [7:49 PM](#)

Julie Ferriss, City Clerk

Don Stose, Mayor

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: January 23, 2020

ITEM:

AGENDA ITEM TITLE: 2020 Planning Commission Work Program

2020 Planning Commission Work Program

STAFF CONTACT: Louisa Garbo, Community Development Director

ATTACHMENTS: 2020 PC Work Program (PDF)

2020 Planning Commission Work Program**Accepted by Planning Commission: January 15, 2020**

Project Name	Project Description	Timeline
Process Improvements	- Identify process improvement needs and address using LEAN principles. - Website update - Online submission and inspection	On-going
Code Updates	- Housekeeping updates to Title 18 - Site Plan review process - Sign standards - Provide flexibility to develop in split zones within the same property - HOA requirements - to avoid % of vote that benefits the developer versus the homeowners - RMD16 parking - to ensure sufficient parking for residents - Design Review standards - Housekeeping updates to Title 18	Early 2020 Late 2020
Shoreline Master Program	Updates to the Ridgefield Shoreline Master Program (SMP) as required by the Department of Ecology	2019-2020
Carty Road Subarea Plan	Develop a subarea plan for the Carty Road annexation area.	Early 2020
Public Engagement program	Website update on public outreach process	Summer 2020
Affordable Housing Study	Explore potential updates to the Comp Plan or creation of an Affordable Housing Plan	Late 2020
Annual training	Conflict of interest, perception of bias and parliamentary procedure (Robert's Rules), and/or planning related workshop/webinar	2020

CITY OF RIDGEFIELD REQUEST FOR COUNCIL ACTION

MEETING DATE: January 23, 2020

ITEM:

AGENDA ITEM TITLE: 2020 Parks Board Work Program

GOVERNING LEGISLATION:

Chapter 2.56 (Ridgefield Parks Advisory Board) of the Ridgefield Municipal Code

PREVIOUS COUNCIL ACTION TAKEN:

Approval of the 2019 Parks Board Work Plan on March 14, 2019

SUMMARY/BACKGROUND:

The Ridgefield Parks Board worked on an ambitious work program in 2019 and is pleased to report its progress on a wide range of initiatives.

Through 2019 the Board was active in developing planning and policy initiatives, including:

- Development of trail signage standards.
- Planning for a nature play area in Abrams Park
- Input and public outreach for the 2020 Parks and Recreation Comprehensive plan update
- Continued exploration and discussion on innovative park ideas

In 2020 the Board plans to develop standards for park signage, begin implementation of the Nature Play area in Abrams park, continue outreach to the public and partner organizations, and develop recommendations for improvements at the Overlook Park annex, Refuge Park, and a new skate park. The board's recommendations will be brought to council later this year for approval.

BUDGET/FINANCIAL IMPACTS:

None.

RECOMMENDED ACTION OR MOTION:

Staff recommends that City Council review Parks Board progress in 2019 and the proposed 2020 work plan, and provide feedback.

STAFF CONTACT: Bryan Kast, Public Works Director

ATTACHMENTS: 2020 Work Plan (RTF)

Ridgefield Parks Board 2020 Work Plan

The plan for 2020 involves being intentional and strategic. Our goal is to focus on fewer items and see more tasks completed.

1. **Strategic Planning & Goals:** Prioritize implementation of enhancements to current parks, maintaining focus on universal accessibility.
 - a. Abrams Nature Ploy Pork
 - i. Work with Counselor Onslow to get materials and volunteers for the project
 - ii. Use City Volunteer Sign-up to set dates to work on project
 - b. Signage
 - i. Set design standards for trail signage
 - ii. Set design standards for park signage
 - iii. History of Park: choose 2 parks to focus on
 - c. Trail Connections/Linkages
 - i. Used updated Parks Comprehensive Plan to identify two sections of trail to focus on
 - ii. Use City Volunteer Sign-up to set dates to work on sections selected
 - d. Non-motorized Boot Launch (Mill to Lake River)
 - i. Review preliminary plan
 - ii. Collaborate with outside organizations for grants/input
 1. Lower Columbia Estuary; REI grant; Big Paddle booth
 - e. Refuge Park
 - i. Revisit concept designs for the space
 - ii. Conduct Community Outreach events in order to gain insight as to what the citizens would like to see the space used for
 - f. Overlook Park Annex
 - i. Develop recommended use and features.
 - ii. Evaluate Splash Pad for site
 - g. Boyse Property
 - i. Develop recommended use and features
 - h. New Skate Park
 - i. Develop recommended location and design features

2. **Collaboration:** Continue working with local organizations in development of parks/trails not owned by the city.
 - a. Ridgefield School District
 - b. Garden Club
 - c. Harper's Playground
 - d. Port of Ridgefield
 - e. Ridgefield National Wildlife Refuge
 - f. Citizen Outreach
 - g. Ridgefield Arts Association
 - h. Ridgefield Main Street

3. **Potential Property Acquisition for Parks and Trails:** Provide recommendations for location, usage, design of future parks.
 - a. Conduct annual Parks and Trails tour with members of the City Staff , City Council, and Planning Commission
 - b. Visit sites of future parks in order to make more educated recommendations for the space.
 - c. Receive development updates from City Staff to stay informed about current and future parks and trails.

CITY OF RIDGEFIELD REQUEST FOR COUNCIL ACTION

MEETING DATE: January 23, 2020

ITEM:

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

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

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

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

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

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

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

RECOMMENDED ACTION OR MOTION:

Staff recommends Council conduct a first reading and Public Hearing of Ordinance No. 1310.

STAFF CONTACT: Bryan Kast, Public Works Director

ATTACHMENTS: TIF Spreadsheet 2020 (PDF)

ORDINANCE NO. 1310

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

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

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

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

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

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

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

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

Section 2. Adoption of Traffic Impact Fee Project List. The City Council hereby adopts a Traffic Impact Fee Project List as set forth in Exhibit A, attached hereto and incorporated fully by this reference based on the City's capital facilities plan for purposes of calculation of the Traffic Impact Fee.

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

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

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

PASSED BY THE CITY COUNCIL OF THE CITY OF RIDGEFIELD, WASHINGTON THIS _____ DAY OF DECEMBER, 2020.

Don Stose, Mayor

ATTEST/AUTHENTICATED:

Julie Ferriss
City Clerk

APPROVED AS TO FORM:

Janean Parker, City Attorney

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

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

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

TIF Project Total \$71,020,000

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

CITY OF RIDGEFIELD REQUEST FOR COUNCIL ACTION

MEETING DATE: January 23, 2020

ITEM:

AGENDA ITEM TITLE: An Ordinance of the City of Ridgefield, Washington related to Land Use and Zoning Amending the Official Zoning Map, Amending Ordinance No. 1203, and Amending Ordinance No. 1252 Amending Zoning Overlay for Assessor's Parcel #213784000 and Adjacent Right-Of-Way as Shown in Exhibit A.

GOVERNING LEGISLATION:

RCW 36.70A

PREVIOUS COUNCIL ACTION TAKEN:

Adoption of Ordinance Nos. 1203, 1252, 1303, 1305, 1306. Public hearing and first reading of Ordinance No. 1309 on January 9, 2020.

SUMMARY/BACKGROUND:

On April 1, 2016 Council adopted Ordinance No. 1203 approving the 45th and Pioneer Subarea Plan, which designates a mixed use zoning overlay on the eastern portion (approximately two acres) of the Gress property (Assessor's Parcel #213784000). On December 17, 2017 Council adopted Ordinance No. 1252 approving the Gee Creek Plateau Subarea Plan, which includes the mixed use zoning overlay established in the 45th and Pioneer Subarea Plan.

On December 19, 2019 Council adopted a series of ordinances annexing the Gress property into the Ridgefield city limits and establishing the Residential Medium Density 16 (RMD-16) base zone, changing the comprehensive plan designation from Urban Medium (UM) to General Commercial (GC) on the eastern 40 percent of the property, and changing the zoning designation from RMD-16 to Commercial Community Business (CCB) on the eastern 40 percent of the property.

The proposal is to remove the mixed use zoning overlay from the Gress property.

With the mixed use zoning overlay adopted through the 45th and Pioneer Subarea Plan and the Gee Creek Plateau Subarea Plan, 35 to 60 percent of the approximately two acres of commercial property located under the mixed use zoning overlay could be developed with residential dwellings at a density of 8 to 28 units per net developable acre. Removing the overlay would remove the allowance for residential development on the commercial portion of the parcel. Residential development would be limited to the western sixty percent of the parcel zoned RMD-16, at 8 to 16 units per net developable acre.

The Gress property lies between an existing multifamily apartment development and a proposed vertical mixed use residential over commercial development to the north, an

approved apartment development to the east, and lower intensity residential land uses to the south and west. Limiting residential development to 60 percent of the Gress property at RMD-16 density would create a transition between higher- and lower-intensity residential development consistent with the Ridgefield Urban Area Comprehensive Plan and as implemented in existing developments.

Further, the more intensive residential development permitted under the mixed use zoning overlay could negatively impact the limited infrastructure available to serve the site from S Royle Road and the mapped riparian habitat area crossing the eastern portion of the site.

BUDGET/FINANCIAL IMPACTS:

None.

RECOMMENDED ACTION OR MOTION:

Staff recommends Council adopt Ordinance No. 1309 by making the following motion:

“I move to adopt Ordinance No. 1309, as presented.”

STAFF CONTACT: Claire Lust, Associate Planner

ATTACHMENTS: Exhibit A Gress Property Mixed Use Overlay Removal Figures (DOCX)

ORDINANCE NO. 1309

AN ORDINANCE OF THE CITY OF RIDGEFIELD, WASHINGTON RELATED TO LAND USE AND ZONING AMENDING THE OFFICIAL ZONING MAP, AMENDING ORDINANCE NO. 1203, AND AMENDING ORDINANCE NO. 1252 AMENDING ZONING OVERLAY FOR ASSESSOR'S PARCEL #213784000 AND ADJACENT RIGHT-OF-WAY AS SHOWN IN EXHIBIT A.

WHEREAS, the City of Ridgefield is located within Clark County, Washington, which is required to complete land use planning under the Revised Code of Washington Chapter 36.70A, Growth Management Act; and,

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

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

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

WHEREAS, the City Council adopted the 45th and Pioneer Subarea Plan (Ordinance No. 1203) and the Gee Creek Subarea Plan (Ordinance No. 1252), each of which established a mixed-use overlay on the eastern portion of Assessor's Parcel #213784000 and adjacent right-of-way as shown in Exhibit A; and

WHEREAS, on December 19, 2019 the City Council adopted Ordinance No. 1303 annexing Assessor's Parcel #213784000 into the City of Ridgefield and establishing an initial city zoning of Residential Medium Density 16 (RMD-16); Ordinance No. 1305 changing the Comprehensive Plan designation from Urban Medium (UM) to General Commercial (GC) on the eastern 40 percent of Assessor's Parcel #213784000; and Ordinance No. 1306 changing the zoning designation from RMD-16 to Commercial Community Business (CCB) on the eastern 40 percent of Assessor's Parcel #213784000; and

WHEREAS, the City of Ridgefield proposes to amend the official zoning map, the 45th and Pioneer Subarea Plan, and the Gee Creek Plateau Subarea Plan to remove the mixed use overlay from Assessor's Parcel #213784000; and

WHEREAS, the City of Ridgefield submitted notice of the proposed amendments to the Washington State Department of Commerce on December 31, 2019 consistent with RCW 36.70A; and

WHEREAS, consistent with WAC 197-11-340(2), on December 27, 2019 the City of Ridgefield issued a Determination of Non-significance regarding the proposed Ridgefield Development Code update; and,

WHEREAS, the public comment period expired on January 10, 2020 and the City addressed all comments received; and,

WHEREAS, the Ridgefield City Council conducted a public hearing and the first reading of the proposed amendments during a regularly scheduled City Council meeting held on January 9, 2020; and

WHEREAS, the Ridgefield City Council conducted a second ordinance reading on the proposed amendments during a regularly scheduled meeting held on January 23, 2020;

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

Section 1. Public Interest. The Ridgefield City Council finds it to be in the public interest of health, safety and general welfare to adopt amendments to the official zoning map, to the 45th and Pioneer Subarea Plan zoning map, and to the Gee Creek Plateau Subarea Plan zoning map to ensure that the City's development and zoning regulations continue to implement the Ridgefield Urban Area Comprehensive Plan.

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

Amends Title 18, Chapter: 18.230, Commercial Districts.

Amends Title 18, Chapter: 18.235, Mixed-Use Districts.

Section 3. Amendments to the 45th and Pioneer Subarea Plan, Ordinance No. 1203. The Ridgefield City Council hereby amends the zoning map in the 45th and Pioneer Subarea Plan to remove the mixed use zoning overlay from Assessor's Parcel #213784000 in the manner set forth in Exhibit A, attached hereto.

Section 4. Amendments to the Gee Creek Plateau Subarea Plan, Ordinance No. 1252. The Ridgefield City Council hereby amends the zoning map in the Gee Creek Plateau Subarea Plan to remove the mixed

use zoning overlay from Assessor's Parcel #213784000 in the manner set forth in Exhibit A, attached hereto.

Section 5. Compliance with RCW 36.70A.130. The City of Ridgefield has met its obligations under RCW 36.70A.130 and finds no additional compliance actions are necessary.

Section 6. Corrections. The City Clerk and the codifiers of this ordinance are authorized to make necessary clerical corrections to this ordinance including, but not limited to, the correction of scrivener's/clerical errors, references, zoning district names, ordinance numbering, section/subsection numbers and any references thereto.

Section 7. Severability. If any section, subsection, sentence, clause, phrase, or other portion of this Ordinance, or its application to or any other person or circumstance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have passed this Ordinance and each section, subsection or portion thereof, irrespective of the fact that any one or more of the other portions be declared invalid or unconstitutional.

Section 8. Applicability. This ordinance shall be applied within the sub area plan boundaries identified by Ordinance 1203, adopted by the Ridgefield City Council on February 25, 2016 and effective April 1, 2016; and by Ordinance 1252, adopted by the Ridgefield City Council on December 7, 2017 and effective January 11, 2018.

Section 9. Effective Date. This ordinance shall be in full force and effect thirty (30) calendar days after adoption and publication pursuant to law.

PASSED BY THE CITY COUNCIL OF THE CITY OF RIDGEFIELD, WASHINGTON THIS 23rd DAY OF JANUARY, 2020.

Don Stose, Mayor

ATTEST/AUTHENTICATED:

Julie Ferris,
City Clerk

APPROVED AS TO FORM:

Janean Parker, City Attorney

First Reading: January 9, 2020

Second Reading/Passage: January 23, 2020

Date of Publication:

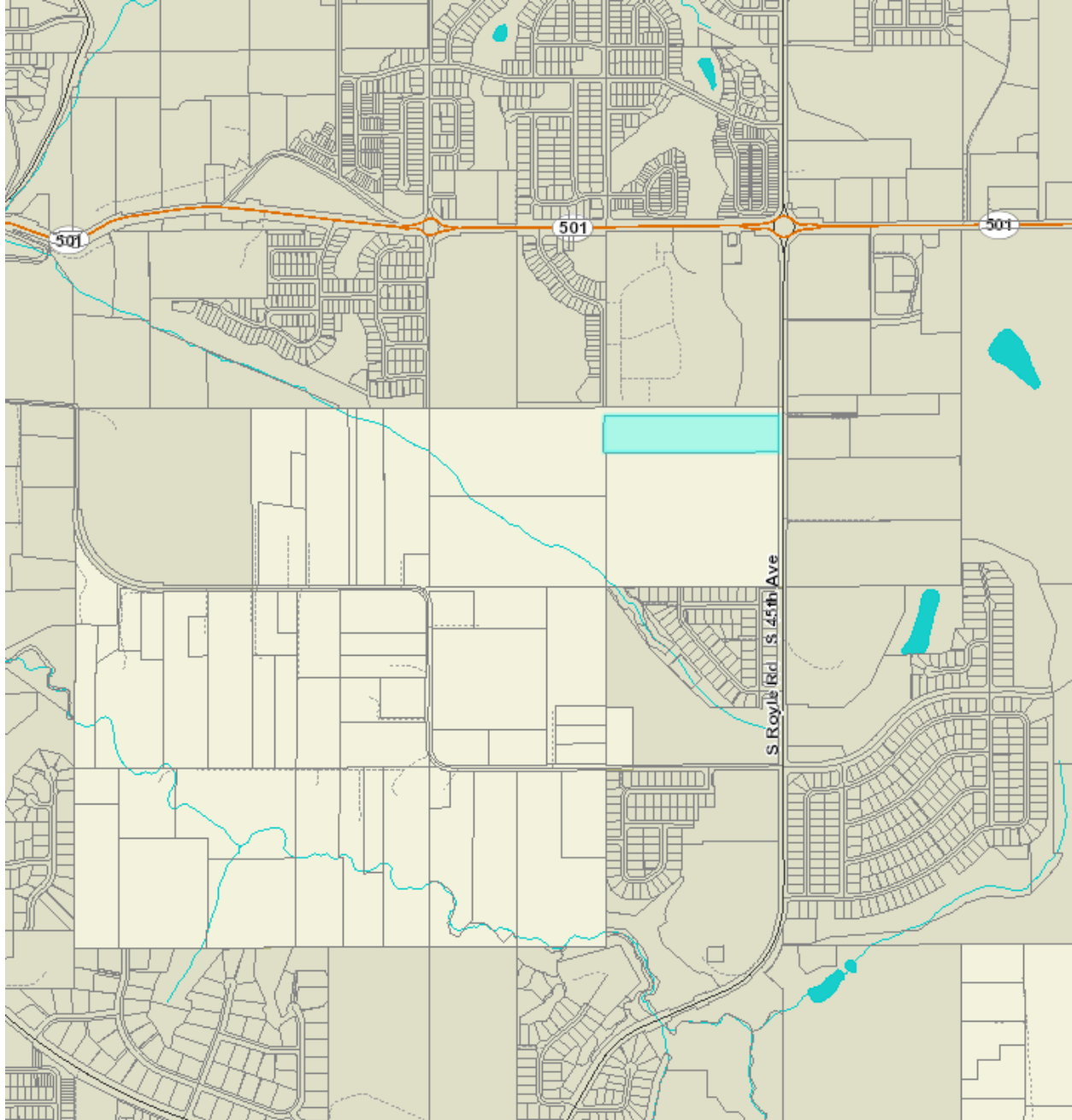
Effective Date:

EXHIBIT A:

Gress Property Mixed Use Overlay Removal Figures

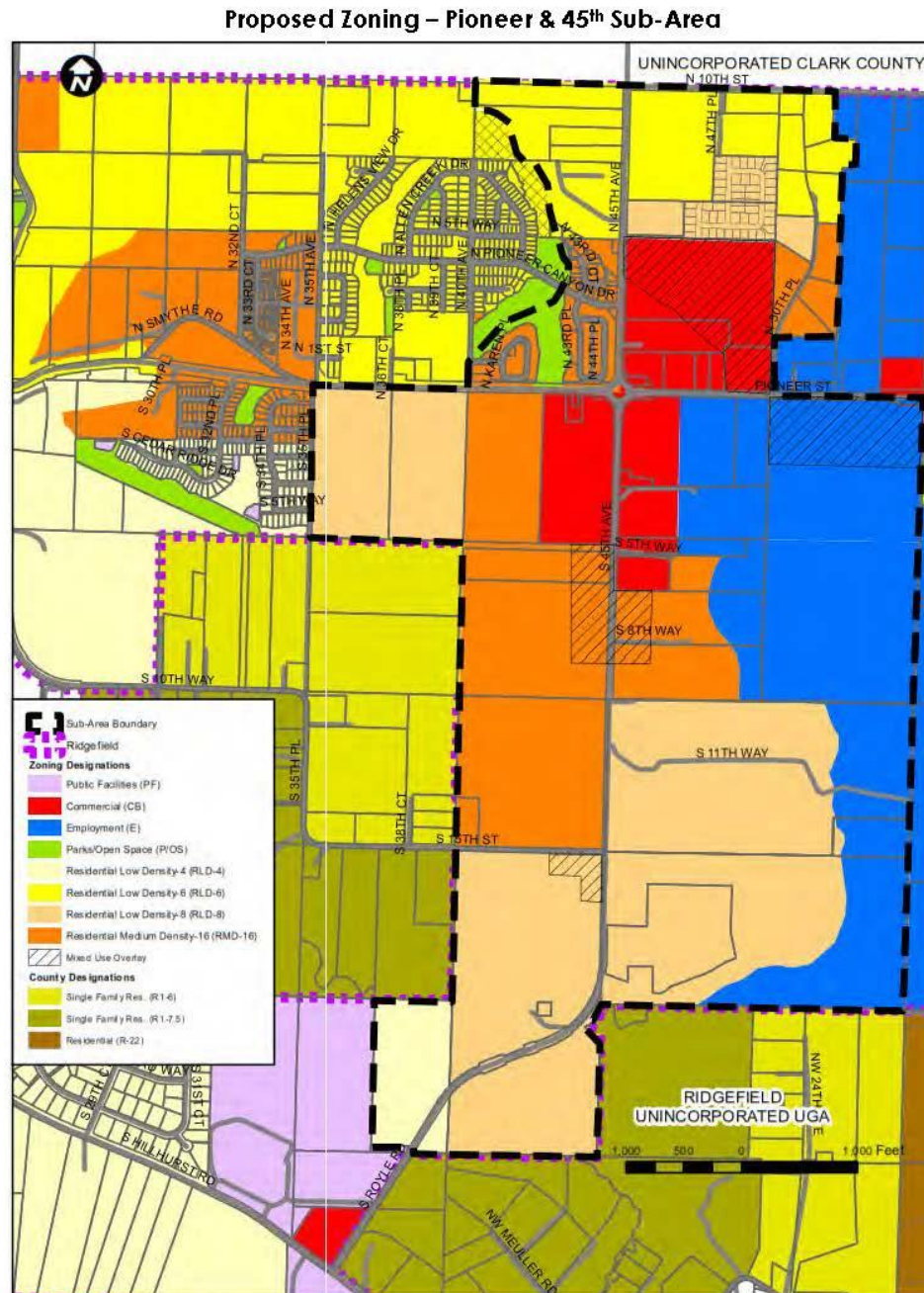
EXHIBIT A: Gress Property Mixed Use Overlay Removal Figures

Gress Property (PIN 213784000) Location

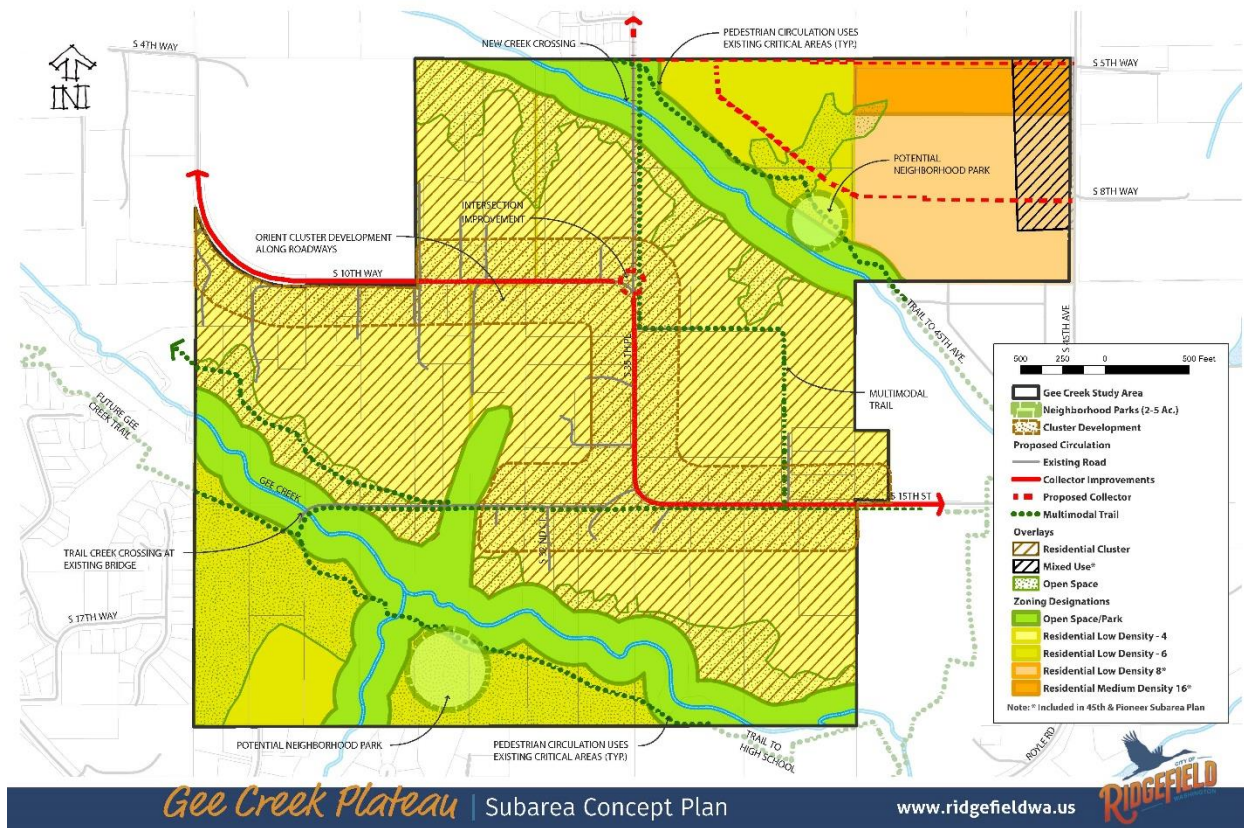


Attachment: Exhibit A Gress Property Mixed Use Overlay Removal Figures (Mixed Use Overlay Removal)

Adopted 45th and Pioneer Subarea Plan zoning. Proposal is to remove Mixed Use Overlay on PIN 213784000.



Adopted Gee Creek Plateau Subarea Plan zoning. Proposal is to remove Mixed Use Overlay on PIN 213784000.



**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: January 23, 2020

ITEM:

AGENDA ITEM TITLE: Motion - Approval of Kemper Grove Phase 1 Final Plat

GOVERNING LEGISLATION:

RCW 36.70.A and RCW 58

PREVIOUS COUNCIL ACTION TAKEN:

None.

SUMMARY/BACKGROUND:

The Hearing Examiner approved the Kemper Grove preliminary planned unit development (PUD) plat on February 13, 2019, as PLZ-18-0080. Kemper Grove includes five phases with a total of 188 residential lots. The Kemper Grove project area includes both Residential Low Density 6 (RLD-6) and Residential Medium Density 16 (RMD-16) zoning. Phase 1 is located in the RMD-16 zone.

The applicant proposes to subdivide the 4.81-acre site with Assessor's #213729000 into 32 single-family attached residential lots and 4 single-family detached residential lots, as approved with the preliminary PUD. The lots range from 2,500 square feet (Lots 1, 28-30) to 3,675 square feet (Lot 19), consistent with the lot sizes and density approved through the Kemper Grove preliminary PUD. The average lot size is 2,740 square feet.

N Pioneer Canyon Drive and N 30th Drive are public streets that provide direct access to Lots 1-36.

Kemper Grove Phase 1 contains one storm facility, Tract C, to be owned and maintained by the HOA.

Kemper Grove Phase 1 contains two open space tracts to be owned and maintained by the HOA. Tract A is 0.83 acres located in the southeast portion of the site. The eastern portion of Tract A contains a wetland. The western portion includes a paved trail connecting to N Pioneer Canyon Drive to the north and future phases of Kemper Grove to the south. Tract B is 0.37 acres to be left in its natural state.

BUDGET/FINANCIAL IMPACTS:

Additional property tax revenue from 36 new single-family homes.

RECOMMENDED ACTION OR MOTION:

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

STAFF CONTACT: Claire Lust, Associate Planner

ATTACHMENTS: PLZ-19-0111 Kemper Grove Phase 1 Final Plat_Staff Report_01232020
(PDF)
Kemper Grove Phase 1 Maps and Figures (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

Kemper Grove Phase 1 Final Plat

Staff Report

File No. PLZ-19-0111

January 23, 2020

I. Basic Facts

Application date: On September 25, 2019, the City received an application for final plat approval for Kemper Grove Phase 1 (36 lots).

Applicant/Property Owner: H2 Grove LLC, Hinton Development. 14010-A NE 3rd Ct, Ste 106 / Vancouver, WA 98685. Contact: 360.546.1220, joe@hintondevelopment.com

Applicant's Representative: Jaima Johnson, Fidelity National Title. 500 Broadway, Ste 460 / Vancouver, WA 98660. Contact: 360.980.0124, builderdev@fnf.com, jaima.johnson@fnf.com

Property Information: 487 N 32nd Ct / Ridgefield, WA 98642. #26 S20 T4N R1E WM, Assessor's #213729000, 4.81 acres.

Zoning: Residential Medium Density 16 (RMD-16)

Comprehensive Plan: Urban Medium (UM)

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

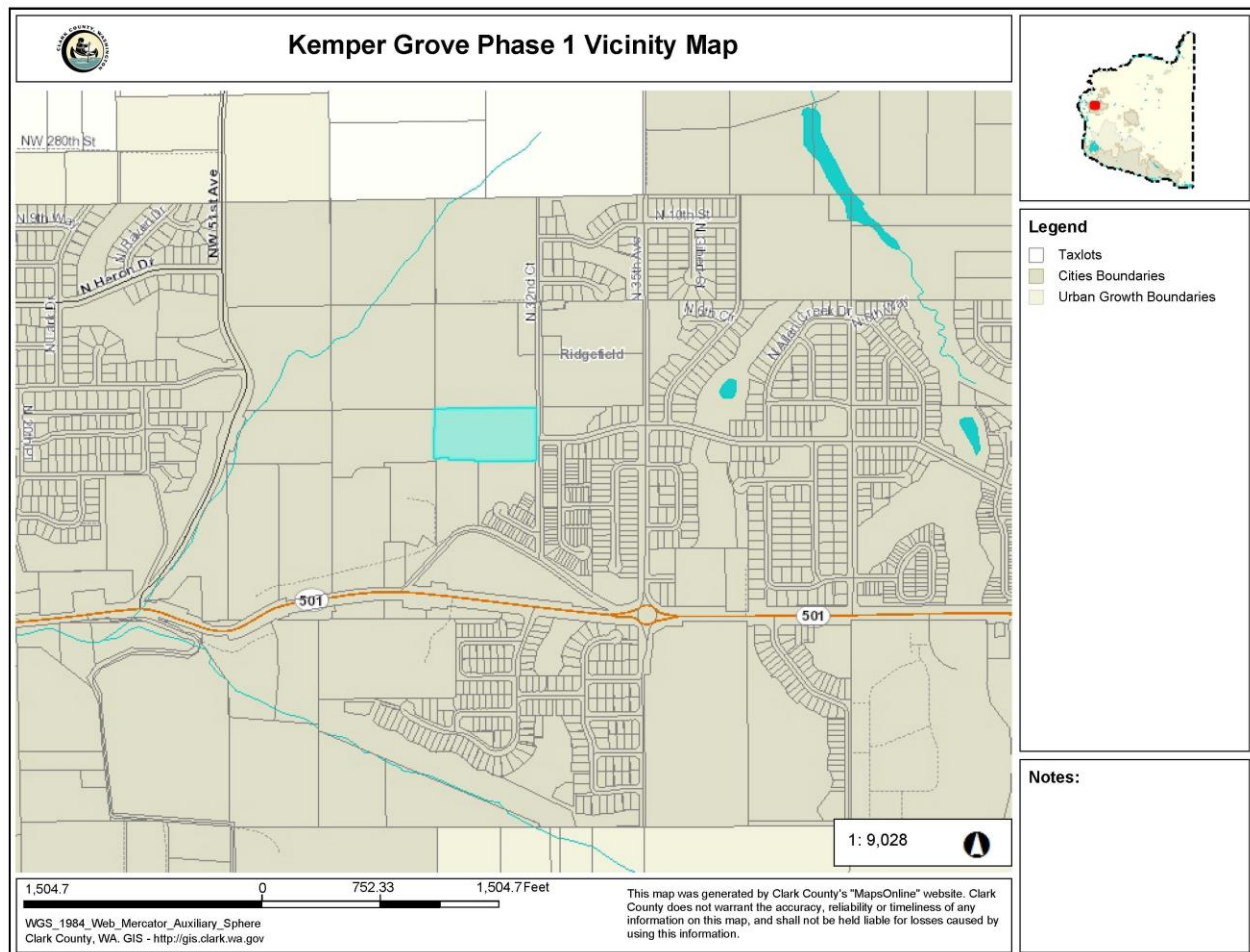
Council date: January 23, 2020

II. Documents Received

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

III. Background and Proposal

The Hearing Examiner approved the Kemper Grove preliminary planned unit development (PUD) plat on February 13, 2019, as PLZ-18-0080. Kemper Grove includes five phases with a total of 188 residential lots. The Kemper Grove project area includes both Residential Low Density 6 (RLD-6) and Residential Medium Density 16 (RMD-16) zoning. Phase 1 is located in the RMD-16 zone. The location of Phase 1 is shown below, and the final plat is included as an attachment.



The applicant proposes to subdivide the 4.81-acre site with Assessor's #213729000 into 32 single-family attached residential lots and 4 single-family detached residential lots, as approved with the preliminary PUD. The lots range from 2,500 square feet (Lots 1, 28-30) to 3,675 square feet (Lot 19), consistent with the lot sizes and density approved through the Kemper Grove preliminary PUD. The average lot size is 2,740 square feet.

N Pioneer Canyon Drive and N 30th Drive are public streets that provide direct access to Lots 1-36.

Kemper Grove Phase 1 contains one storm facility, Tract C, to be owned and maintained by the HOA.

Kemper Grove Phase 1 contains two open space tracts to be owned and maintained by the HOA. Tract A is 0.83 acres located in the southeast portion of the site. The eastern portion of Tract A contains a wetland. The

western portion includes a paved trail connecting to N Pioneer Canyon Drive to the north and future phases of Kemper Grove to the south. Tract B is 0.37 acres to be left in its natural state.

The purpose of this review is to consider whether the applicant has met the conditions of approval from the preliminary plat approval, the Development Agreement, the Ridgefield Development Code, the Ridgefield Urban Area Comprehensive Plan, and the City Engineering Standards for Public Works. Staff evaluated the final plat materials provided and offer the following combined comments.

IV. Survey Review

Gray & Osborne, Inc. confirmed that the applicant has addressed all survey comments on January 8, 2020.

V. Engineering Review

In accordance with Condition of Approval (COA) B.17 of the final order the development shall pay \$16,318.00 proportionate share contribution toward intersection improvements at 9th Avenue (now Hillhurst Road) and Pioneer Street **prior to obtaining city signatures on the final plat mylar.**

In accordance with COA B.18 of the final order the development shall pay 2.7% of the cost of the expansion of the 45th Avenue (now Royle Road) and Pioneer Roundabout. Using a \$300,000 estimated cost for roundabout improvements, the developer's share is \$8,100, due **prior to obtaining city signatures on the final plat mylar.** (Contact Brenda Howell, 360.857.5022, for an updated cost estimate.)

In accordance with COA B.3 all ROW abutting each phase shall be dedicated and improved prior to final plat. Dedication may occur with the final plat, but improvements to N 32nd Avenue shall be complete **prior to obtaining signatures on the final plat mylar.**

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

VI. Land Use Review

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

VII. Recommendation

Staff recommends City Council **APPROVE** the Kemper Grove Phase 1 Final Plat subject to the following **conditions of approval:**

1. The development shall pay \$16,318.00 proportionate share contribution toward intersection improvements at 9th Avenue (now Hillhurst Road) and Pioneer Street prior to obtaining city signatures on the final plat mylar.
2. The development shall pay 2.7% of the cost of the expansion of the 45th Avenue (now Royle Road) and Pioneer Roundabout. Using a \$300,000 estimated cost for roundabout improvements, the developer's share is \$8,100, due prior to obtaining city signatures on the final plat mylar. (Contact Brenda Howell, 360.857.5022, for an updated cost estimate.)

3. All ROW abutting each phase shall be dedicated and improved prior to final plat. Dedication may occur with the final plat, but improvements to N 32nd Avenue shall be complete prior to obtaining signatures on the final plat mylar.
4. The applicant shall submit mylars for signature containing the signature and seal of the surveyor of record (Certification of Subdivision Platting, see RDC 18.620.120.L) and the signatures of all parties having an ownership interest in the land for purposes of dedication (Dedication of Subdivision, see RDC 18.620.120.M).
5. The applicant shall record the final plat with the Clark County Auditor's Office within thirty (30) calendar days of City signatures on the face of the Mylar.
6. The applicant shall submit three (3) full-sized copies and one (1) 11-inch by 17-inch copy of the recorded plat and all associated written documents within thirty (30) calendar days of City signatures on the face of the Mylar.
7. Prior to obtaining building permits, the applicant shall install correct street signs based on the street and addressing information included at the end of this report.

Reviewed by:

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

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

Signed:



Louisa Garbo, Community Development Director

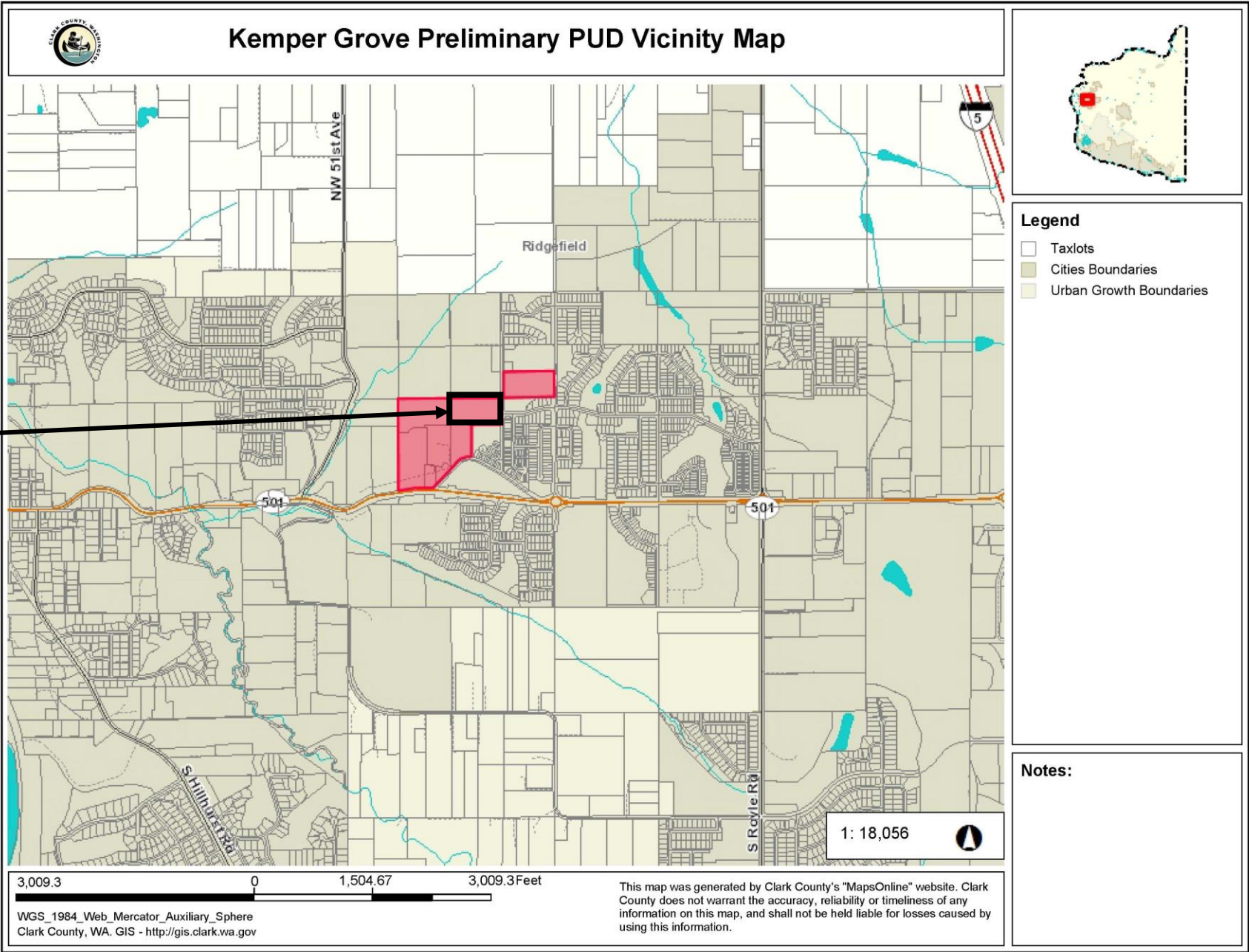
January 16, 2020

Kemper Grove Phase 1 Addressing

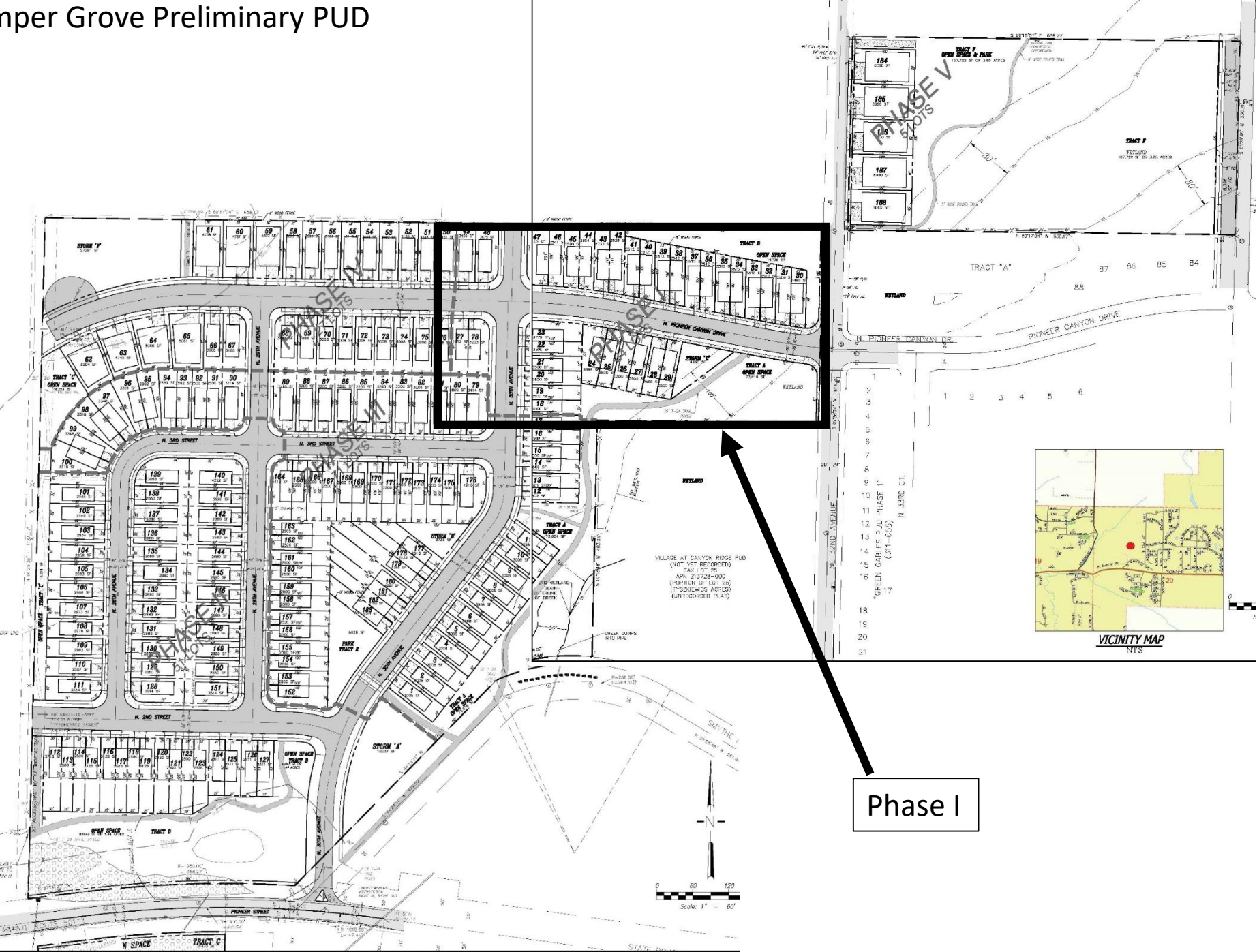
Address numbers ascend from north to south and west to east. Address notices will be sent to service providers following final plat approval. Correct street signs must be installed prior to obtaining building permits. Please ensure that street signs are ordered based on the following:

Lot #	Address	Lot #	Address
N Pioneer Canyon Drive		N 30th Drive	
North (even) side of street		East (even) side of street	
21	2950	32	430
20	2956	31	424
19	2962	30	418
18	3000	29	412
17	3006	28	406
16	3012	27	400
15	3018	West (odd) side of street	
14	3024	25	411
13	3030	26	403
12	3102		
11	3108		
10	3114		
9	3120		
8	3126		
7	3132		
6	3138		
5	3144		
4	3150		
3	3156		
2	3162		
1	3168		
South (odd) side of street			
22	2953		
23	2955		
24	2957		
33	3019		
34	3029		
35	3105		
36	3113		

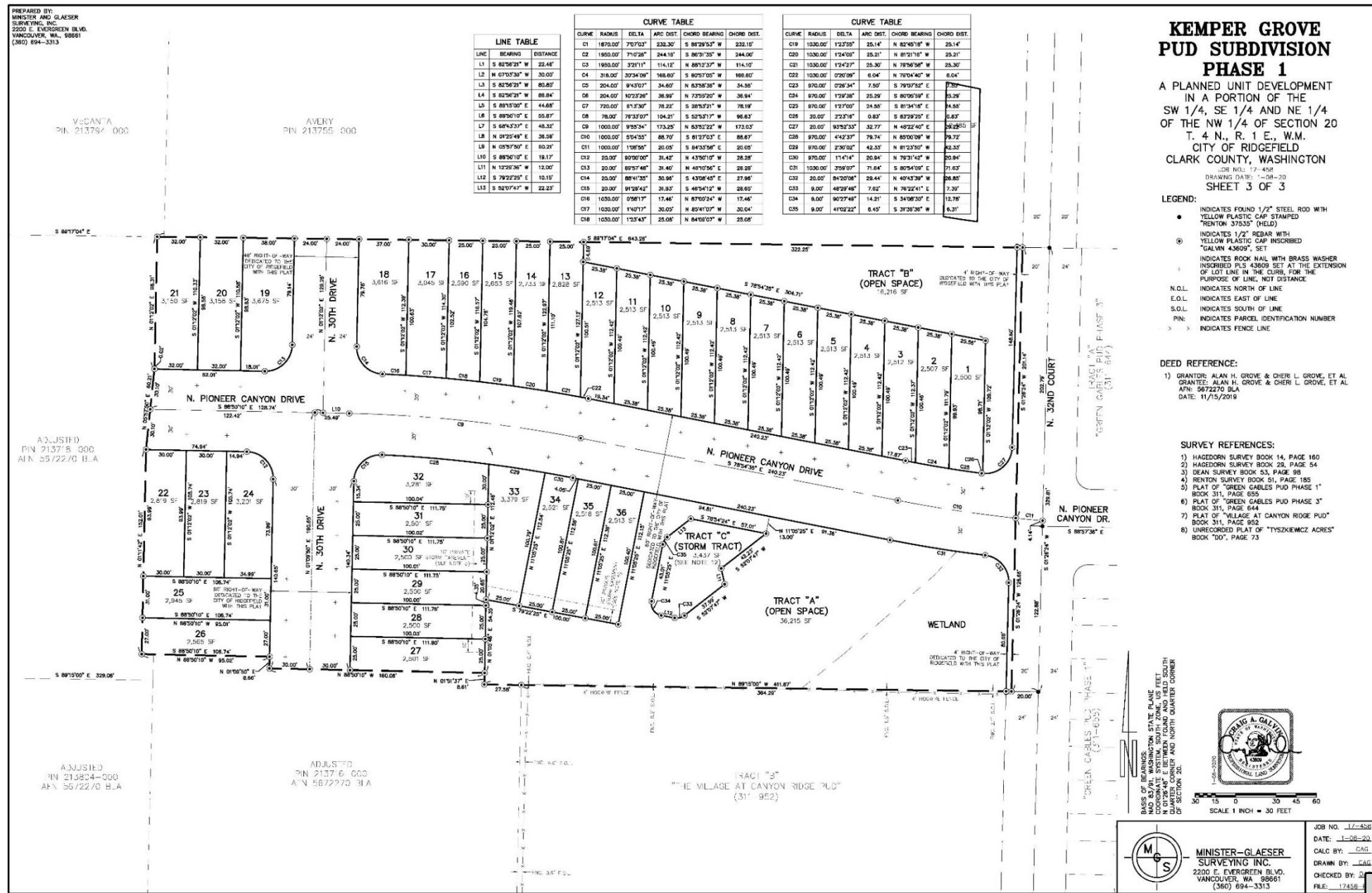
Phase I

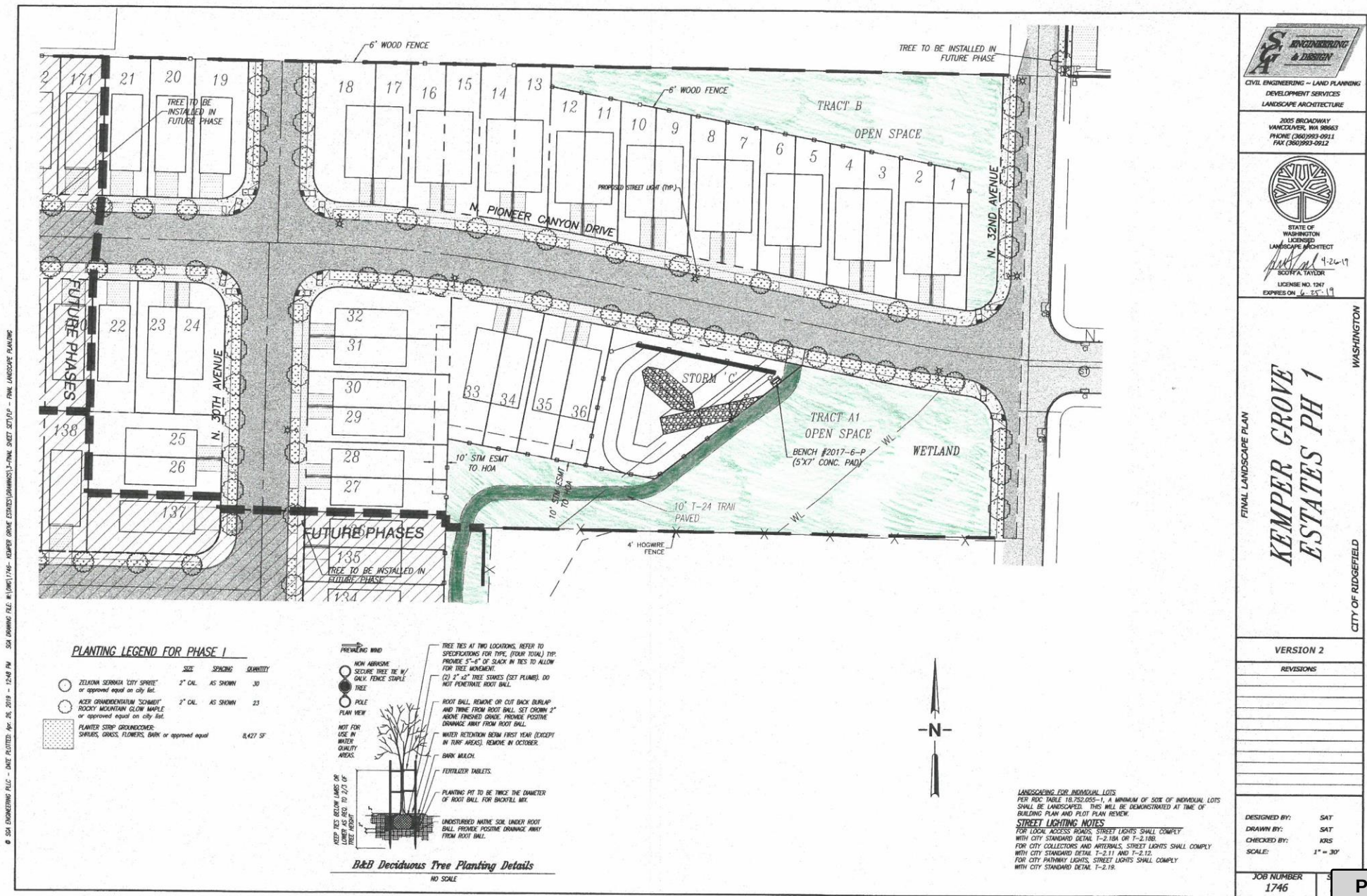


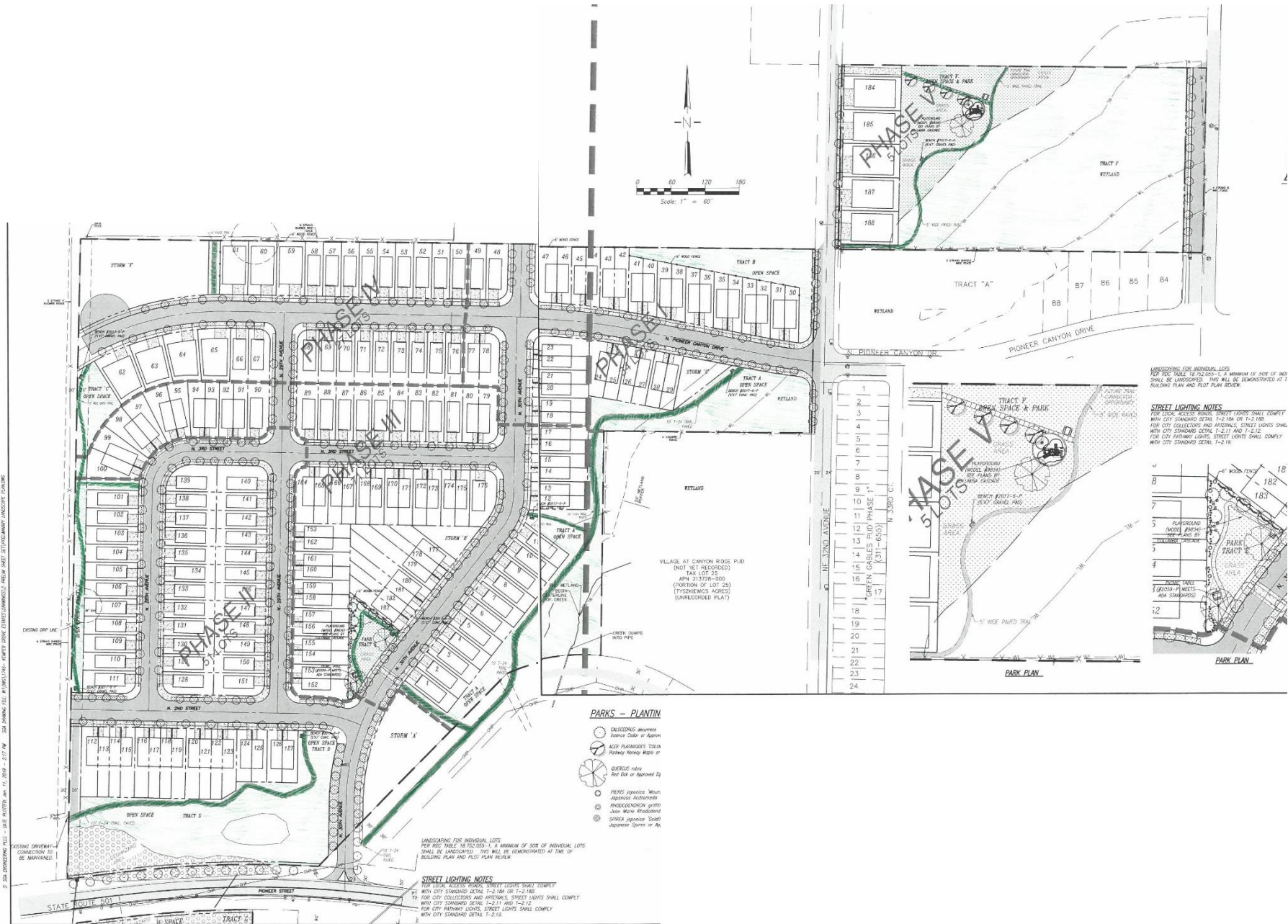




Phase I







**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: January 23, 2020

ITEM:

AGENDA ITEM TITLE: Motion - Approval of the Crossing Final Plat

GOVERNING LEGISLATION:

RCW 36.70.A and RCW 58

PREVIOUS COUNCIL ACTION TAKEN:

None.

SUMMARY/BACKGROUND:

The Ridgefield Hearing Examiner approved the Ridgefield Crossing mixed use master plan and preliminary subdivision plat on July 27, 2018, as PLZ-17-0129. Ridgefield Crossing includes three residential phases with a total of 133 single-family attached lots. The subject final plat, The Crossing, was formerly known as Ridgefield Crossing Phase 2.

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

S 68th Court is a public street that provides direct access to Lots 1-10, 18-20, and 25-36. Private roads provide access from S 68th Court to Lots 11-17 and 22-24. Private Road A is to be owned and maintained by Lots 11-14 equally. Private Road B is to be maintained by Lots 15-17 and the Homeowners Association (HOA) equally, with an access and inspection easement granted to the City for private storm facility B. Private Road C is to be owned and maintained by Lots 22-24.

The Crossing also contains three parking spaces and one storm facility to be owned and maintained by the HOA. An inspection easement on the private storm easement and a water meter easement are dedicated to the City. A sanitary sewer easement is dedicated to Clark Regional Wastewater District. Tract C is to be retained by the developer for future right-of-

way development.

The Crossing contains three open space tracts to be owned and maintained by the HOA. Tract K is south of Lot 18, Tract L is east of Lots 15-17, and Tract M is south of Lot 28. All three open space tracts are accessible from S 68th Court. The Crossing is bounded on the west and south sides by Ridgefield Crossing Tract D, which contains protected critical areas.

BUDGET/FINANCIAL IMPACTS:

Additional property tax revenue from 36 new single-family homes.

RECOMMENDED ACTION OR MOTION:

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

STAFF CONTACT: Claire Lust, Associate Planner

ATTACHMENTS: PLZ-19-0115 The Crossing Final Plat_Staff Report_01082020 (PDF)
 The Crossing Final Plat (PDF)
 The Crossing Open Space (PDF)
 Ridgefield Crossing Sidewalks and Trails (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

The Crossing (Ridgefield Crossing Phase 2) Final Plat

Staff Report

File No. PLZ-19-0115

January 9, 2020

I. Basic Facts

Application date: On October 15, 2019, the City received an application for final plat approval for Ridgefield Crossing Phase 2, now known as The Crossing (36 single family residential attached lots).

Applicant/Property Owner: RC Three LLC, Hinton Development. 14010-A NE 3rd Ct, Ste 106 / Vancouver, WA 98685. Contact: Joe Melo, 360.546.1220, joe@hintondevelopment.com

Applicant's Representative: Jaima Johnson, Fidelity National Title. 500 Broadway, Ste 460 / Vancouver, WA 98660. Contact: 360.980.0124, builderdev@fnf.com, jaima.johnson@fnf.com

Property Information: No address. Ridgefield Crossing MX PH1 PTN Tract C 312061, Assessor's #986052946, #986051685, 4 acres.

Zoning: Commercial Regional Business (CRB), Employment (E), Ridgefield Mixed Use Overlay (RMUO)

Comprehensive Plan: General Commercial (GC), Employment (EM)

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

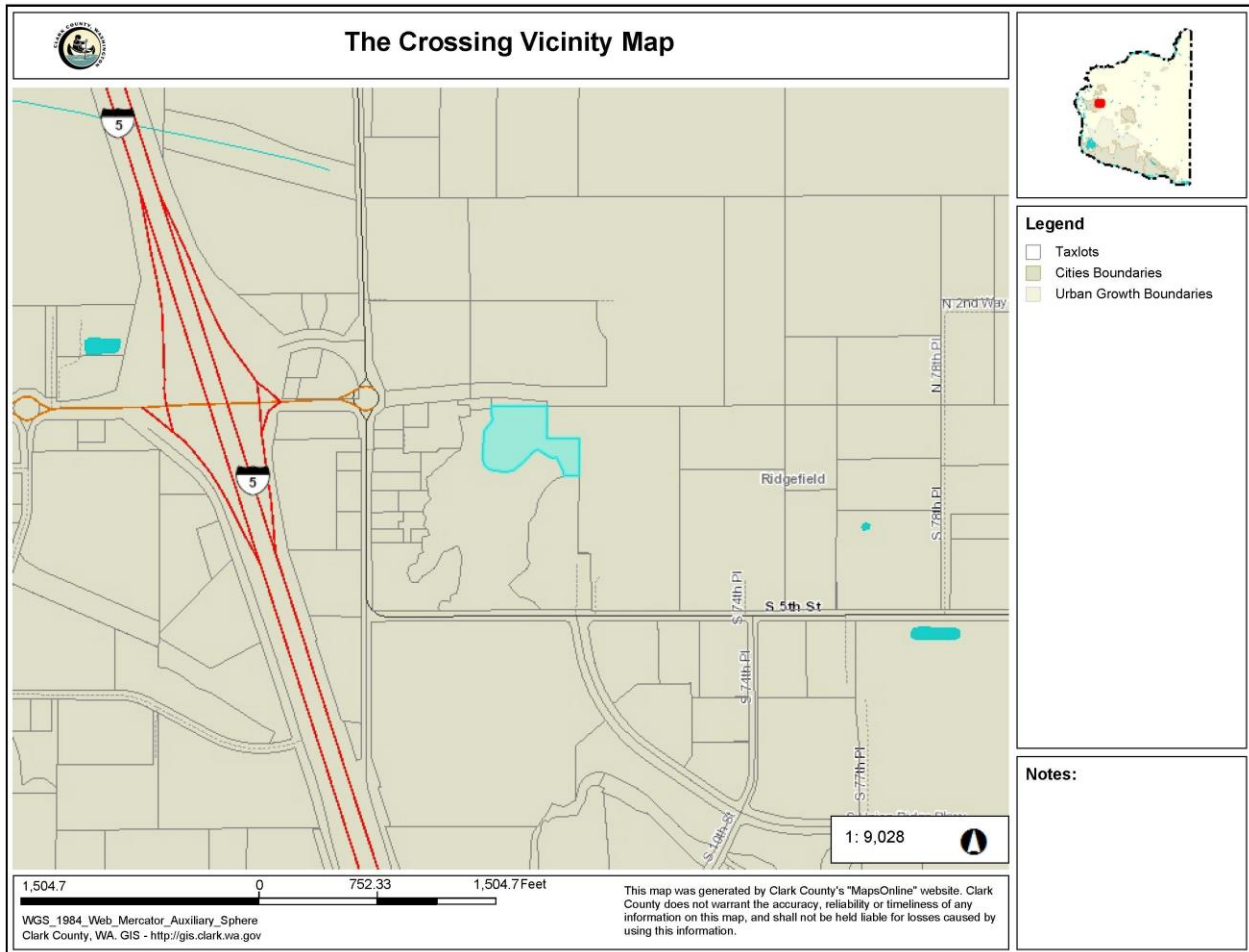
Council date: January 9, 2020

II. Documents Received

- A. Master land use application
- B. Final plat checklist
- C. Guarantee
- D. Lot calculations
- E. Legal description
- F. Narrative
- G. Trip debiting letter
- H. Draft CC&Rs and HOA bylaws
- I. Survey review memos and redlines
- J. Revised materials as required by staff

III. Background and Proposal

The Ridgefield Hearing Examiner approved the Ridgefield Crossing mixed use master plan and preliminary subdivision plat on July 27, 2018, as PLZ-17-0129. Ridgefield Crossing includes three residential phases with a total of 133 single-family attached lots. The subject final plat, The Crossing, was formerly known as Ridgefield Crossing Phase 2. The location of the project is shown below, and the final plat is included as an attachment.



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

S 68th Court is a public street that provides direct access to Lots 1-10, 18-20, and 25-36. Private roads provide access from S 68th Court to Lots 11-17 and 22-24. Private Road A is to be owned and maintained by Lots 11-14 equally. Private Road B is to be maintained by Lots 15-17 and the Homeowners Association (HOA) equally, with an access and inspection easement granted to the City for private storm facility B. Private Road C is to be owned and maintained by Lots 22-24.

The Crossing also contains three parking spaces and one storm facility to be owned and maintained by the HOA. An inspection easement on the private storm easement and a water meter easement are dedicated to the City. A

sanitary sewer easement is dedicated to Clark Regional Wastewater District. Tract C is to be retained by the developer for future right-of-way development.

The Crossing contains three open space tracts to be owned and maintained by the HOA. Tract K is south of Lot 18, Tract L is east of Lots 15-17, and Tract M is south of Lot 28. All three open space tracts are accessible from S 68th Court. The Crossing is bounded on the west and south sides by Ridgefield Crossing Tract D, which contains protected critical areas.

The purpose of this review is to consider whether the applicant has met the conditions of approval from the preliminary plat approval, the Development Agreement, the Ridgefield Development Code, the Ridgefield Urban Area Comprehensive Plan, and the City Engineering Standards for Public Works. Staff evaluated the final plat materials provided and offer the following combined comments.

IV. Survey Review

Gray & Osborne, Inc. confirmed that the applicant has addressed all survey comments on December 31, 2019.

V. Engineering Review

A bond for 120% of the cost of all incomplete public and private improvements is required. The applicant submitted a cost estimate for remaining public and private improvements on December 19, 2019. The City Engineer issued a performance bond letter on December 30, 2019 identifying a bond amount of \$167,600.52. As a **condition of approval**, the applicant shall submit the required \$167,600.52 bond to the city prior to obtaining city signatures on the final plat mylar.

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

VI. Land Use Review

Land use condition of approval A.20 from the Ridgefield Crossing final order, PLZ-17-0129, requires submittal of HOA bylaws and CC&Rs prior to final plat approval. The applicant submitted draft CC&Rs for review by the City Attorney on December 31, 2019. As a **condition of approval**, the applicant shall address any comments on the CC&Rs provided by the City Attorney prior to obtaining city signatures on final plat mylars.

Note 1 on the final plat identifies S 67th Avenue and S 67th Court as public streets. The public street is S 68th Court. As a **condition of approval**, the applicant shall revise Note 1 to read S 68th Court prior to obtaining city signatures on final plat mylars.

The preliminary Ridgefield Crossing mixed use master plan and subdivision, PLZ-17-0129, approved off-street parking as follows, based on the applicant's proposal: Two off-street parking spaces for each interior townhouse unit, four off-street parking spaces for each end townhouse unit, and nine total off-street parking spaces in the community parking areas. As a **condition of approval**, prior to obtaining city signatures on the final plat mylar, the applicant shall add a note to the final plat stating that two off-street parking spaces for each interior townhouse unit, four off-street parking spaces for each end townhouse unit, and nine total off-street parking spaces in the community parking areas are required per PLZ-17-0129.

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

VII. Recommendation

Staff recommends City Council **APPROVE** The Crossing Final Plat subject to the following **conditions of approval**:

1. Prior to obtaining city signatures on the final plat mylars, the applicant shall submit the required \$167,600.52 bond to the city.
2. Prior to obtaining city signatures on the final plat mylars, the applicant shall address any comments on the CC&Rs provided by the City Attorney.
3. Prior to obtaining city signatures on the final plat mylars, the applicant shall revise Note 1 to read S 68th Court.
4. Prior to obtaining city signatures on the final plat mylar, the applicant shall add a note to the final plat stating that two off-street parking spaces for each interior townhouse unit, four off-street parking spaces for each end townhouse unit, and nine total off-street parking spaces in the community parking areas are required per PLZ-17-0129.
5. The applicant shall submit mylars for signature containing the signature and seal of the surveyor of record (Certification of Subdivision Platting, see RDC 18.620.120.L) and the signatures of all parties having an ownership interest in the land for purposes of dedication (Dedication of Subdivision, see RDC 18.620.120.M).
6. The applicant shall record the final plat with the Clark County Auditor's Office within thirty (30) calendar days of City signatures on the face of the Mylar.
7. The applicant shall submit three (3) full-sized copies and one (1) 11-inch by 17-inch copy of the recorded plat and all associated written documents within thirty (30) calendar days of City signatures on the face of the Mylar.
8. Prior to obtaining building permits, the applicant shall install correct street signs based on the street and addressing information included at the end of this report.
9. Prior to obtaining building permits, the applicant shall install signs with private drive address numbers where the private drives meet the cul-de-sac (S 68th Ct).

Reviewed by:

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

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

Signed:



Louisa Garbo, Community Development Director

January 3, 2020

The Crossing Addressing

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

Lot #	Address
S 68th Court	
West (odd) side of street	
1	11
2	13
3	15
4	17
5	19
6	21
7	23
8	25
9	27
10	29
11	31
12	33
13	35
14	37
15	101
16	103
17	105
18	107
19	109
20	111
21	113
East (even) side of street	
36	12
35	14
34	16
33	18
32	20
31	22
30	24
29	26
28	28
27	102

26	104
25	106
24	108
23	110
22	112

PERIMETER DESCRIPTION:

A TRACT OF LAND IN A PORTION OF TRACT "C" OF "RIDGEFIELD CROSSING MX SUBDIVISION PHASE 1", ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK 312 OF PLATS AT PAGE 061 RECORDS OF CLARK COUNTY, WASHINGTON IN A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, CLARK COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 22;

THENCE SOUTH 89°49'38" EAST, ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER 790.44 FEET TO THE WEST LINE OF SAID TRACT "C" SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE ALONG THE WEST LINE OF SAID TRACT "C" THE FOLLOWING COURSES AND DISTANCES:

- THENCE SOUTH 00°00'00" WEST, 19.29 FEET;
THENCE SOUTH 10°39'28" WEST, 11.37 FEET;
THENCE SOUTH 03°04'40" EAST, 5.48 FEET;
THENCE SOUTH 14°55'48" EAST, 29.59 FEET;
THENCE SOUTH 08°15'15" EAST, 26.11 FEET;
THENCE SOUTH 38°09'02" WEST, 49.57 FEET;
THENCE SOUTH 38°55'07" WEST, 37.38 FEET;
THENCE SOUTH 05°15'11" WEST, 50.43 FEET;
THENCE SOUTH 01°43'47" WEST, 50.62 FEET;
THENCE SOUTH 04°30'03" WEST, 69.74 FEET;
THENCE SOUTH 06°10'54" EAST, 10.01 FEET;
THENCE SOUTH 18°48'50" EAST, 40.11 FEET;
THENCE SOUTH 49°44'06" EAST, 37.65 FEET;
THENCE SOUTH 74°25'50" EAST, 9.74 FEET;
THENCE SOUTH 82°36'43" EAST, 40.33 FEET;
THENCE SOUTH 78°23'10" EAST, 48.00 FEET;
THENCE NORTH 79°40'09" EAST, 49.28 FEET;
THENCE NORTH 65°43'19" EAST, 9.49 FEET;
THENCE NORTH 52°12'32" EAST, 39.89 FEET;
THENCE NORTH 50°58'27" EAST, 40.21 FEET;
THENCE NORTH 42°41'06" EAST, 40.05 FEET;
THENCE NORTH 42°37'18" EAST, 30.01 FEET;
THENCE NORTH 53°21'51" EAST, 29.55 FEET;
THENCE NORTH 61°44'46" EAST, 13.52 FEET;
THENCE NORTH 75°47'10" EAST, 8.37 FEET;
THENCE SOUTH 56°45'24" EAST, 51.25 FEET;
THENCE SOUTH 57°41'54" EAST, 39.88 FEET;
THENCE SOUTH 69°35'02" EAST, 10.93 FEET;
THENCE SOUTH 88°15'00" EAST, 11.20 FEET;
THENCE NORTH 78°05'42" EAST, 8.25 FEET;
THENCE NORTH 79°34'48" EAST, 6.49 FEET;
THENCE SOUTH 49°47'49" EAST, 9.12 FEET;
THENCE SOUTH 27°03'00" EAST, 49.35 FEET;
THENCE SOUTH 23°11'32" EAST, 30.12 FEET;
THENCE SOUTH 18°30'01" EAST, 20.54 FEET;
THENCE SOUTH 06°48'14" EAST, 18.37 FEET TO THE SOUTHWEST CORNER OF TRACT "C";
THENCE SOUTH 89°44'24" EAST, ALONG THE SOUTH LINE OF SAID TRACT "C" 21.96 FEET;
THENCE NORTH 00°15'36" EAST, 235.67 FEET TO A POINT ON THE EAST LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO RC THREE, LLC, BY DEED RECORDED UNDER AUDITORS FILE NO. 5329242 RECORDS OF CLARK COUNTY, WASHINGTON;
THENCE SOUTH 89°51'10" WEST, ALONG THE EAST LINE OF SAID RC THREE, LLC, 131.85 FEET TO AN ANGLE POINT THEREIN;
THENCE NORTH 01°14'27" EAST, ALONG THE EAST LINE OF SAID RC THREE, LLC, 208.04 FEET TO NORTHEAST CORNER THEREOF;
THENCE NORTH 00°34'10" WEST, 23.26 FEET ALONG THE FUTURE RIGHT-OF-WAY LINE OF PIONEER STREET;
THENCE NORTH 86°00'39" WEST, ALONG SAID FUTURE RIGHT-OF-WAY LINE OF PIONEER STREET, 58.33 FEET;
THENCE NORTH 84°30'17" WEST, ALONG SAID FUTURE RIGHT-OF-WAY LINE OF PIONEER STREET, 198.30 FEET;
THENCE ALONG SAID NORTH LINE AND SAID FUTURE RIGHT-OF-WAY LINE ALONG THE ARC OF A 925.31 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 05°58'33" FOR AN ARC DISTANCE OF 96.51 FEET, THE LONG CHORD WHICH BEARS NORTH 87°29'33" WEST, 96.46 FEET;
THENCE SOUTH 00°00'00" WEST, 49.46 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 3.959 ACRES MORE OR LESS.

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

NOTES:

- 1) THE FOLLOWING PUBLIC ROADS ARE DEDICATED TO THE CITY OF RIDGEFIELD WITH THIS PLAT S. 67TH AVENUE AND S. 67TH COURT.
- 2) IMPACT FEES AND SYSTEM DEVELOPMENT CHARGES SHALL BE ASSESSED BASED ON FEE SCHEDULES IN EFFECT AT THE TIME OF BUILDING PERMIT ISSUANCE.
- 3) CITY OF RIDGEFIELD FINAL PLAT NUMBER "PLZ-19-0115"
- 4) PARKING SPACES 1, 2 AND 3 ARE TO BE OWNED AND MAINTAINED BY THE RIDGEFIELD CROSSING PHASE 2 HOME OWNERS ASSOCIATION (HOA). EACH PARKING SPACE CONTAINS 3 PARKING SPACES.
- 5) 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.
- 6) TRACTS "K", "L" AND "M" ARE OPEN SPACE AREAS TO BE OWNED AND MAINTAINED BY THE THE CROSSING HOME OWNERS ASSOCIATION (HOA).
- 7) 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 THE CONSTRUCTION SHALL IMMEDIATELY CEASE ALL ON-SITE CONSTRUCTION, SHALL ACT TO PROTECT THE POTENTIAL OR KNOWN HISTORICAL AND CULTURAL RESOURCES AREA FROM OUTSIDE INTRUSION AND SHALL NOTIFY, WITHIN A MAXIMUM PERIOD OF TWENTY-FOUR DAYS FROM THE TIME OF DISCOVERY, THE CITY OF RIDGEFIELD COMMUNITY DEVELOPMENT.
- 8) 15' PRIVATE STORM EASEMENT WITH INSPECTION EASEMENT GRANTED TO THE CITY OF RIDGEFIELD WITH THIS PLAT.
- 9) 15' SANITARY SEWER EASEMENT DEDICATED TO CLARK REGIONAL WASTEWATER DISTRICT WITH THIS PLAT.
- 10) 5' WATER METER EASEMENT DEDICATED TO THE CITY OF RIDGEFIELD WITH THIS PLAT.
- 11) PRIVATE ROAD "A" IS A 20.00 FOOT INGRESS, EGRESS AND UTILITY EASEMENT FOR THE BENEFIT OF LOT 11, 12, 13 AND 14 TO BE OWNED AND MAINTAINED BY LOTS 11, 12, 13 AND 14 EQUALLY.
- 12) PRIVATE ROAD "B" IS A 20.00 FOOT INGRESS, EGRESS AND UTILITY EASEMENT FOR THE BENEFIT OF LOTS 15, 16 17 AND STORM TRACT B TO BE OWNED AND MAINTAINED BY LOT 15, 16 AND 17 AND THE HOMEOWNERS ASSOCIATION (H.O.A.) EQUALLY WITH AN ACCESS AND INSPECTION EASEMENT GRANTED TO THE CITY OF RIDGEFIELD FOR THE PRIVATE STORM FACILITY "B" .
- 13) PRIVATE ROAD "C" IS A 24.00 FOOT INGRESS, EGRESS AND UTILITY EASEMENT FOR THE BENEFIT OF LOTS 22, 23 AND 24 TO BE OWNED AND MAINTAINED BY LOTS 22, 23 AND 24 EQUALLY.
- 14) STORM FACILITY "B" IS TO BE OWNED AND MAINTAINED BY THE "THE CROSSING" HOMEOWNERS ASSOCIATION (H.O.A.)
- 15) TRACT "C" IS TO BE RETAINED BY DEVELOPER FOR FUTURE DEVELOPMENT PER FINAL ORDER IN PLZ-19-0092, DATED AUGUST 27,2019.
- 16) ARCHITECTURAL DESIGN APPROVAL FROM THE CITY OF RIDGEFIELD IS REQUIRED FOR ALL SINGLE-FAMILY HOMES. IT IS THE RESPONSIBILITY OF THE DEVELOPER/BUILDER TO OBTAIN DESIGN APPROVAL FOR EACH HOME, INCLUDING MODEL HOMES, PRIOR TO THE SALE OR ADVERTISEMENT FOR SALE OF THE HOME.
- 17) ALL BUILDING OR STRUCTURES REQUIRING A BUILDING PERMIT SHALL INDICATE COMPLIANCE WITH THE FOLLOWING LOT DIMENSIONAL STANDARDS OF 18.235.060.F

18.235.060.F DIMENSIONAL STANDARDS	
	RESIDENTIAL USES
MAX. HEIGHT	3 STORIES UP TO 45 FEET IF FIRST FLOOR IS USED FOR PARKING WITH NO RESIDENTIAL UNITS
MINIMUM FRONT AND STREET SIDE YARD SETBACK	10 FEET
MAXIMUM STREET SIDE YARD SETBACK	20 FEET
MAXIMUM FRONT YARD SETBACK	25 FEET
MINIMUM SIDE SETBACK	5 FEET, OR 0 FEET FOR ATTACHED SINGLE FAMILY RESIDENTIAL USE
MIN. REAR SETBACK	5 FEET
MINIMUM - RESIDENTIAL GARAGE SETBACK FOR GARAGE ORIENTED TOWARDS THE FRONT OR STREET SIDE PROPERTY LINE, AS MEASURED FROM THE PROPERTY LINE.	18 FEET
MINIMUM RESIDENTIAL GARAGE SETBACK FOR GARAGES ORIENTED TOWARDS A REAR ALLEY.	0 FEET
MAX. BUILDING COVERAGE	65%
MAX. IMPERVIOUS SURFACE COVERAGE	75%

FOUND CLARK COUNTY CONCRETE MONUMENT WITH BRASS CAP BOXED SEE L.C.R. BOOK 15, PAGE 18

CALCULATED POSITION AS PER SURVEY REFERENCE NO. 1 LCR 6-187

UTILITY AND SIDEWALK EASEMENT:

AN EASEMENT IS HEREBY RESERVED UNDER AND UPON ALL TRACTS AND THE EXTERIOR SIX (6) FEET ON ALL BOUNDARY LINES OF THE LOTS ADJACENT TO PUBLIC AND 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 MINIMUM CLEARANCES AS DEFINED BY CLARK PUBLIC UTILITIES CONSTRUCTION STANDARDS. ALSO, A SIDEWALK EASEMENT, AS NECESSARY TO COMPLY WITH ADA SLOPE REQUIREMENTS, SHALL RESERVED UPON THE EXTERIOR SIX (6) FEET ALONG THE FRONT BOUNDARY LINES OF ALL LOTS AND TRACTS ADJACENT TO PUBLIC STREETS.

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 _____

SURVEY REFERENCES:

- 1) D.DENNY SURVEY BOOK 48 PAGE 199
2) MINISTER SURVEY BOOK 40 PAGE 177
3) RENTON SURVEY BOOK 63 PAGE 008
4) D.DENNY SURVEY BOOK 50 PAGE 191
5) RENTON SURVEY BOOK 60 PAGE 98
6) UNION RIDGE PHASE 2 BOOK 311 PAGE 467
7) MINISTER SURVEY BOOK 40 PAGE 100
8) BETHJE SURVEY BOOK 51 PAGE 14
9) HILL UNRECORDED SURVEY BOOK "B8" PAGE 54
10) HILL UNRECORDED SURVEY BOOK "CC" PAGE 74
11) RIDGEFIELD CROSSING MX SUBDIVISION PHASE 1 BOOK 312 PAGE 061

THE CROSSING

PRELIMINARY APPROVED AS RIDGEFIELD
CROSSING MX SUBDIVISION PHASE "C"
IN A PORTION OF TRACT "C" OF RIDGEFIELD
CROSSING MX SUBDIVISION PHASE 1 (312-061)
IN A PORTION OF THE
NW 1/4 OF THE SW 1/4 AND THE SW 1/4 OF
THE NW 1/4 OF SECTION 22
T. 4 N., R. 1 E., W.M.
CITY OF RIDGEFIELD
CLARK COUNTY, WASHINGTON
SHEET 1 OF 4

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 58.17.170, LAWS OF WASHINGTON, 1981,
TO BE KNOWN AS _____ THE CROSSING

COUNTY ASSESSOR _____ DATE _____

AUDITOR'S CERTIFICATE:

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

CLARK COUNTY AUDITOR _____

AUDITOR'S FILE NUMBER _____

SURVEYOR'S CERTIFICATE:

I, DAVID A. DENNY, A PROFESSIONAL SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT OF "THE CROSSING" IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 22, 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.

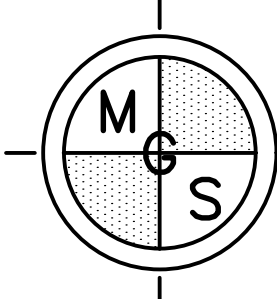
DAVID ALLAN DENNY, PROFESSIONAL LAND SURVEYOR, _____ DATE _____
PLS NO. 35477

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 "THE CROSSING", 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 _____

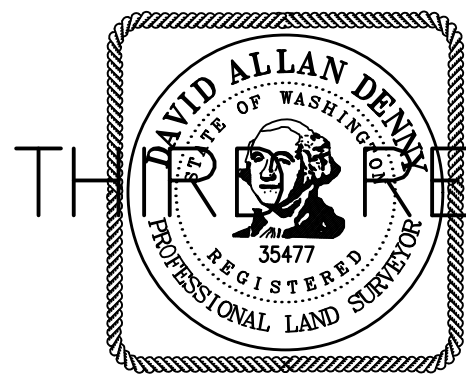


**MINISTER-GLAESER
SURVEYING INC.**
2200 E. EVERGREEN BLVD.
VANCOUVER, WA 98661
(360) 694-3313

JOB NO. 19-314
DATE: 10-08-19
CALC BY: DAD
DRAWN BY: AAD
CHECKED BY: DAD
FILE: 19-314-PLAT

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

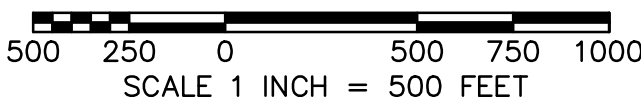
A FIELD TRAVERSE WAS PERFORMED USING A THREE SECOND TOTAL STATION. THE FIELD TRAVERSE MET THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN WAC 332-130-090. ALL CORNERS NOTED AS FOUND WERE VISITED ON 08-28-19.



LEGEND:

 INDICATES MONUMENT FOUND AS NOTED

() INDICATES RECORD DATA



BASIS OF BEARING: MAG 83°/81, WASHINGTON STATE PLANE
COORDINATE SYSTEM, U.S. STANDARD ZONE 10N, SECTION 22
BETWEEN MONUMENTS FOUND AS NOTED
CONVERGENCE ANGLE: -1°34'39"
COMBINED SCALE FACTOR: 0.99999035

LEGEND:

- INDICATES FOUND AND HELD 1/2" IRON ROD WITH D.DENNY CAP PER SURVEY REFERENCE 11
- ◎ INDICATES 1/2" x 24" REBAR WITH YELLOW PLASTIC CAP INSCRIBED " D.DENNY 35477", SET
- ✱ INDICATES FOUND AND HELD 1/2" IRON ROD WITH D.DENNY CAP RS 48-199
- INDICATES FOUND AND HELD 1/2" IRON PIPES PER UNRECORDED SURVEY HILL SURVEY BB-054 AND CC-074
- SF INDICATES SQUARE FEET
- INDICATES TIED AND HELD METAL FENCE POST FOR PERIMETER OF TRACT "D"
- +
- INDICATES ROCK NAIL WITH BRASS WASHER INSCRIBED 35477 SET AT THE EXTENSION OF LOT LINE IN THE CURB, FOR THE PURPOSE OF WITNESS CORNER

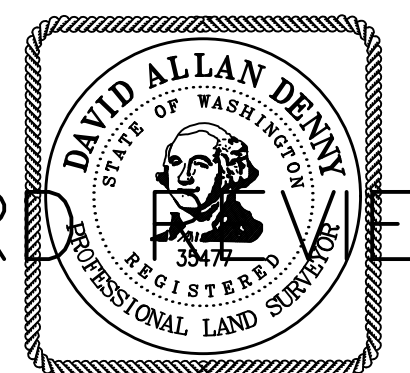
TRACT 'L'
OPEN SPACE

STORM
FACILITY 'B'

DETAIL "B"

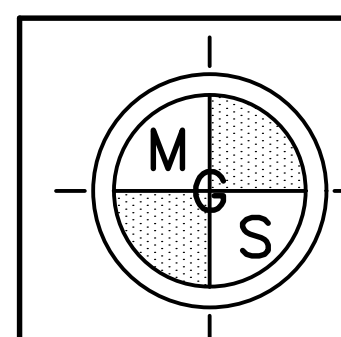
SCALE 1 INCH = 10 FEET

BASIS OF BEARING: NAD 83/91, WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, U.S. SURVEY FEET. S 89°49'38" E
22° BETWEEN THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 12 AND THE NORTH LINE OF SECTION 13.
CONVERGENCE ANGLE: -1°34'39"
COMBINED SCALE FACTOR: 0.999999035



12-16-19

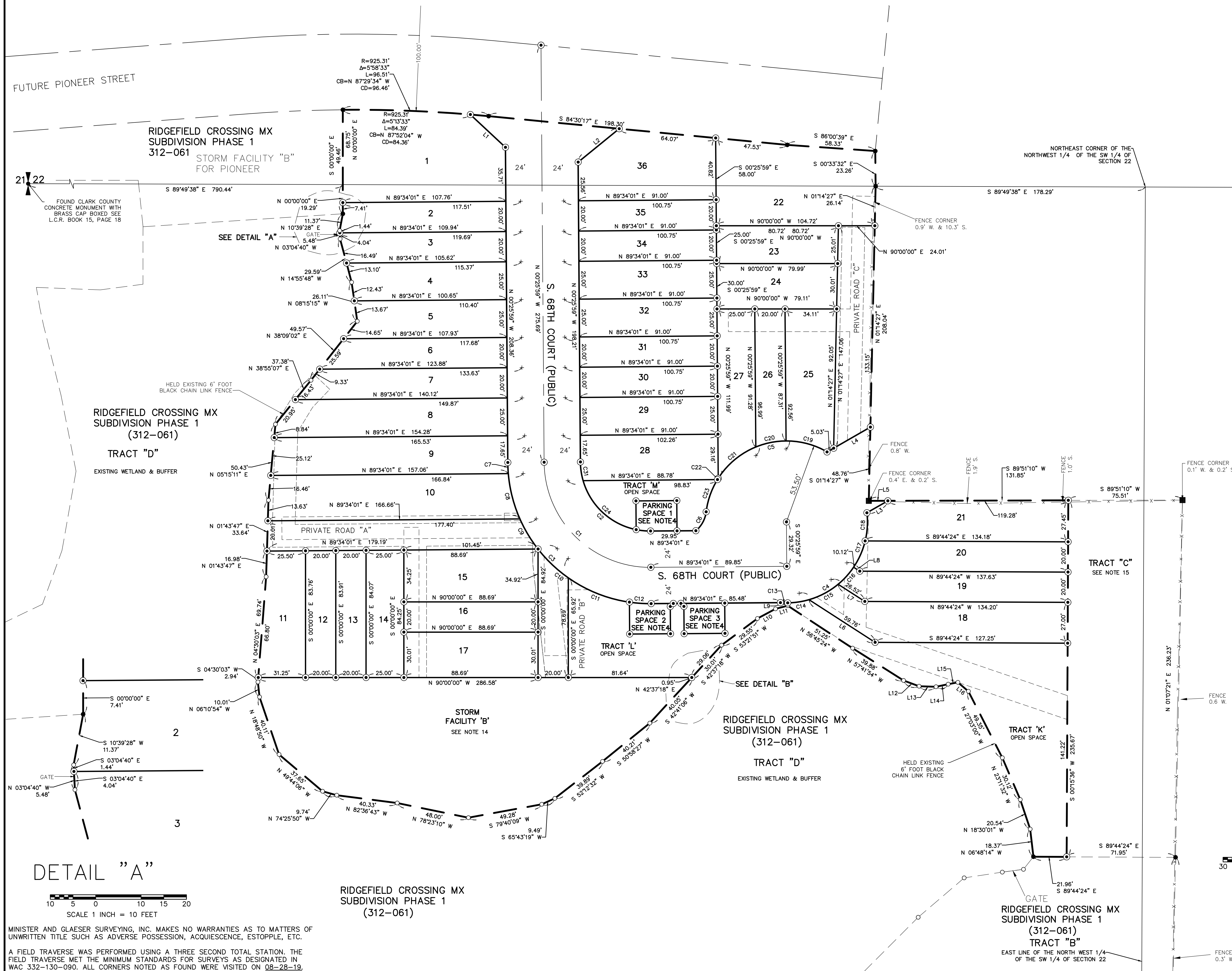
30 15 0 30 45 60
SCALE 1 INCH = 30 FEET



MINISTER—GLAESER
SURVEYING INC.
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JOB NO. 19-314
DATE: 10-08-19
CALC BY: DAD
DRAWN BY: AAD
CHECKED BY: DAD
FILE: 19314-PLAT

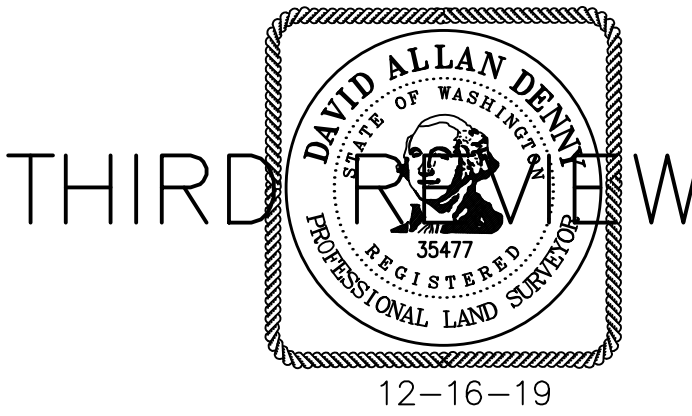
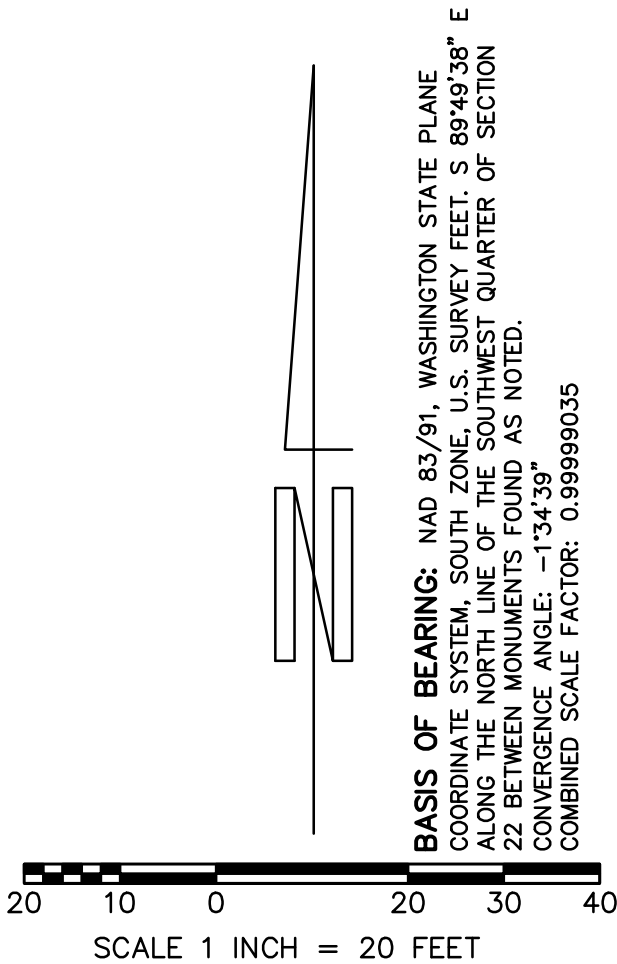
Packet Pg. 62



THE CROSSING

PRELIMINARY APPROVED AS RIDGEFIELD
CROSSING MX SUBDIVISION PHASE "C"
IN A PORTION OF TRACT "C" OF RIDGEFIELD
CROSSING MX SUBDIVISION PHASE 1 (312-061)
IN A PORTION OF THE
NW 1/4 OF THE SW 1/4 AND THE SW 1/4 OF
THE NW 1/4 OF SECTION 22
T. 4 N., R. 1 E., W.M.
CITY OF RIDGEFIELD
CLARK COUNTY, WASHINGTON
SHEET 3 OF 4

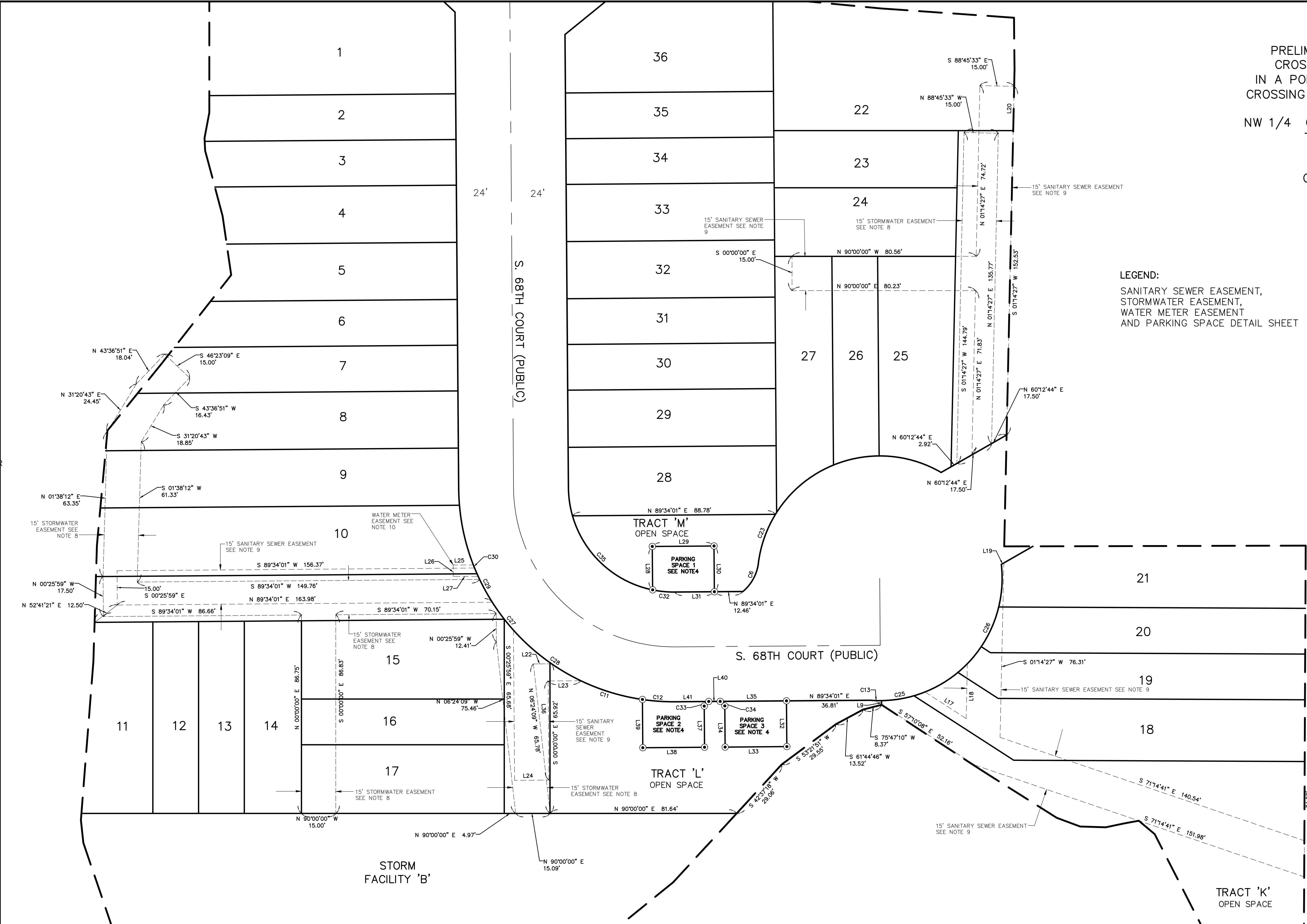
LEGEND:
SANITARY SEWER EASEMENT,
STORMWATER EASEMENT,
WATER METER EASEMENT
AND PARKING SPACE DETAIL SHEET



THIRD REVIEW

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

JOB NO. 19-314
DATE: 10-08-19
CALC BY: ADD
DRAWN BY: ADD
CHECKED BY: DAD
FILE: 19314-PLAT



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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 ON 07-27-17.

THE CROSSING

PRELIMINARY APPROVED AS RIDGEFIELD
CROSSING MX SUBDIVISION PHASE "C"
IN A PORTION OF TRACT "C" OF RIDGEFIELD
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IN A PORTION OF THE
NW 1/4 OF THE SW 1/4 AND THE SW 1/4 OF
THE NW 1/4 OF SECTION 22
T. 4 N., R. 1 E., W.M.
CITY OF RIDGEFIELD
CLARK COUNTY, WASHINGTON
SHEET 4 OF 4

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC DIST.	CHORD BEARING	CHORD DIST.
C1	70.00'	90°00'00"	109.96'	S 45°25'59" E	98.99'
C2	46.00'	78°04'28"	62.68'	S 39°28'13" E	57.94'
C3	94.00'	90°00'00"	147.65'	S 45°25'59" E	132.94'
C4	53.50'	100°44'17"	94.06'	N 43°53'10" E	82.41'
C5	53.50'	112°55'19"	105.44'	S 63°38'50" W	89.19'
C6	19.50'	42°39'56"	14.52'	N 28°31'09" E	14.19'
C7	94.00'	4°29'02"	7.36'	S 02°40'30" E	7.35'
C8	94.00'	18°55'38"	31.05'	S 14°22'50" E	30.91'
C9	94.00'	141°1'06"	23.27'	S 30°56'12" E	23.21'
C10	94.00'	16°52'34"	27.69'	S 46°28'02" E	27.59'
C11	94.00'	26°45'27"	43.90'	S 68°17'02" E	43.50'
C12	94.00'	8°46'13"	14.39'	S 86°02'52" E	14.37'
C13	53.50'	5°08'39"	4.80'	S 88°19'01" E	4.80'
C14	53.50'	15°20'17"	14.32'	N 81°26'31" E	14.28'
C15	53.50'	23°28'07"	21.91'	N 62°02'19" E	21.76'
C16	53.50'	16°19'56"	15.25'	N 42°08'18" E	15.20'
C17	53.50'	20°23'58"	19.05'	N 23°46'21" E	18.95'
C18	53.50'	20°03'20"	18.73'	N 03°32'42" E	18.63'
C19	53.50'	30°22'50"	28.37'	N 75°04'55" W	28.04'
C20	53.50'	21°56'23"	20.49'	S 78°45'28" W	20.36'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC DIST.	CHORD BEARING	CHORD DIST.
C21	53.50'	35°11'02"	32.85'	S 50°11'46" W	32.34'
C22	53.50'	1°03'46"	0.99'	S 32°04'22" W	0.99'
C23	53.50'	24°21'18"	22.74'	S 19°21'50" W	22.57'
C24	46.00'	74°25'41"	59.75'	S 53°13'08" E	55.64'
C25	53.50'	23°55'34"	22.34'	N 80°16'29" E	22.18'
C26	53.50'	50°42'16"	47.35'	N 18°52'10" E	45.82'
C27	94.00'	29°55'02"	49.08'	S 40°28'27" E	48.53'
C28	94.00'	22°36'32"	37.09'	S 53°08'49" E	36.85'
C29	94.00'	101°5'55"	16.84'	S 27°19'35" E	16.82'
C30	94.00'	3°18'39"	5.43'	S 22°58'58" E	5.43'
C31	46.00'	15°34'19"	12.50'	S 08°13'08" E	12.46'
C32	46.00'	11°56'32"	9.57'	S 84°28'13" E	9.56'
C33	2.00'	90°00'00"	3.14'	S 44°34'01" W	2.83'
C34	2.00'	90°00'00"	3.14'	N 45°25'59" W	2.83'
C35	46.00'	62°30'08"	50.18'	S 47°15'22" E	47.73'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 46°54'38" W	31.74'
L2	N 50°49'28" E	34.97'
L3	S 60°12'44" W	15.98'
L4	S 60°12'44" W	28.01'
L5	N 89°51'10" E	12.57'
L6	N 57°08'14" W	52.00'
L7	N 57°08'14" W	20.99'
L8	N 57°08'14" W	4.87'
L9	N 00°53'20" W	1.87'
L10	S 61°44'46" W	13.52'
L11	S 75°47'10" W	8.37'
L12	N 69°35'02" W	10.93'
L13	N 88°15'00" W	11.20'
L14	S 78°05'42" W	8.25'
L15	S 79°34'48" W	6.49'
L16	N 49°47'49" W	9.12'
L17	S 57°10'08" E	21.48'
L18	S 01°14'27" W	24.05'
L19	S 60°12'44" W	1.31'
L20	N 01°14'27" E	19.38'

LINE TABLE		
LINE	BEARING	DISTANCE
L23	N 89°34'01" E	14.32'
L24	N 89°34'01" E	15.00'
L25	N 90°00'00" E	8.81'
L26	N 00°00'00" E	5.00'
L27	N 90°00'00" W	10.91'
L28	S 00°25'59" E	19.01'
L29	N 89°34'01" E	27.00'
L30	S 00°25'59" E	20.00'
L31	N 89°34'01" E	17.49'
L32	N 00°25'59" W	20.00'
L33	N 89°34'01" E	27.00'
L34	N 00°25'59" W	18.00'
L35	N 89°34'01" E	29.00'
L37	N 00°25'59" W	18.00'
L38	N 89°34'01" E	27.00'
L39	N 00°25'59" W	21.10'
L40	N 89°34'01" E	5.00'
L41	N 89°34'01" E	14.67'

LOT SQUARE FOOTAGE TABLE

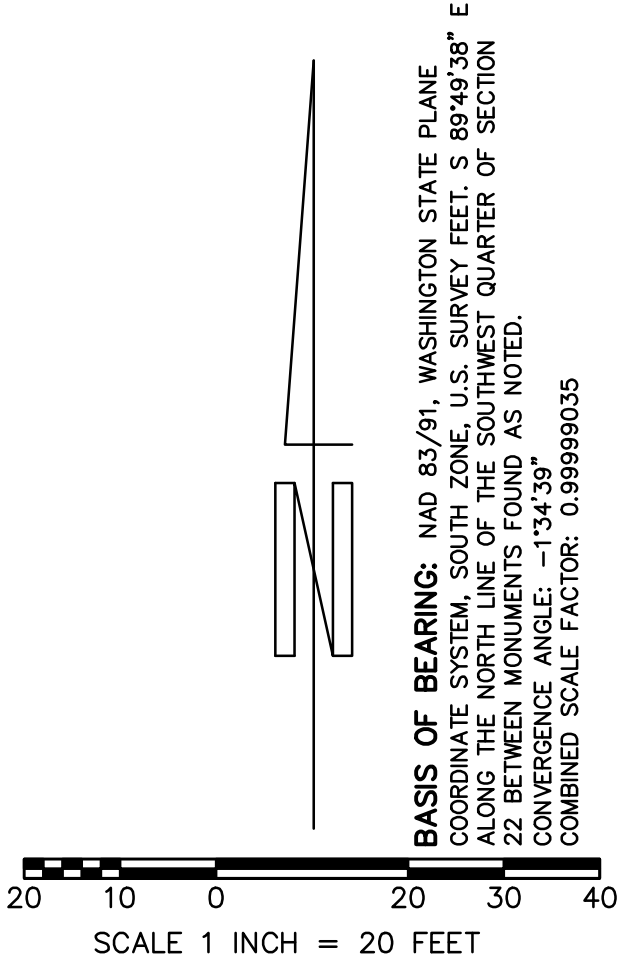
1	6153 SF
2	2171 SF
3	2162 SF
4	2569 SF
5	2534 SF
6	2319 SF
7	2639 SF
8	3731 SF
9	3889 SF
10	4836 SF

11	2346 SF
12	1677 SF
13	1680 SF
14	2104 SF
15	3067 SF
16	1774 SF
17	2662 SF
18	4207 SF
19	2907 SF
20	2753 SF

21	3536 SF
22	5617 SF
23	2009 SF
24	2387 SF
25	2956 SF
26	1773 SF
27	2487 SF
28	2723 SF
29	2275 SF
30	1820 SF

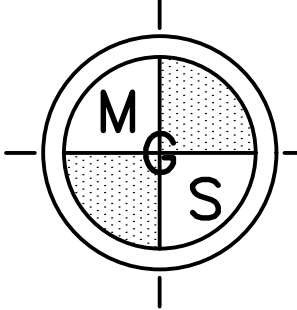
31	1820 SF
32	2275 SF
33	2275 SF
34	1820 SF
35	1820 SF
36	3808 SF

PRIVATE ROAD "A"	3347 SF
PRIVATE ROAD "B"	1490 SF
PRIVATE ROAD "C"	3362 SF
STORM FACILITY "B"	19,166 SF
TRACT "K"	8698 SF
TRACT "L"	4516 SF
TRACT "M"	1836 SF
PARKING SPACE 1	537 SF
PARKING SPACE 2	546 SF
PARKING SPACE 3	541 SF
TRACT "C"	17395 SF



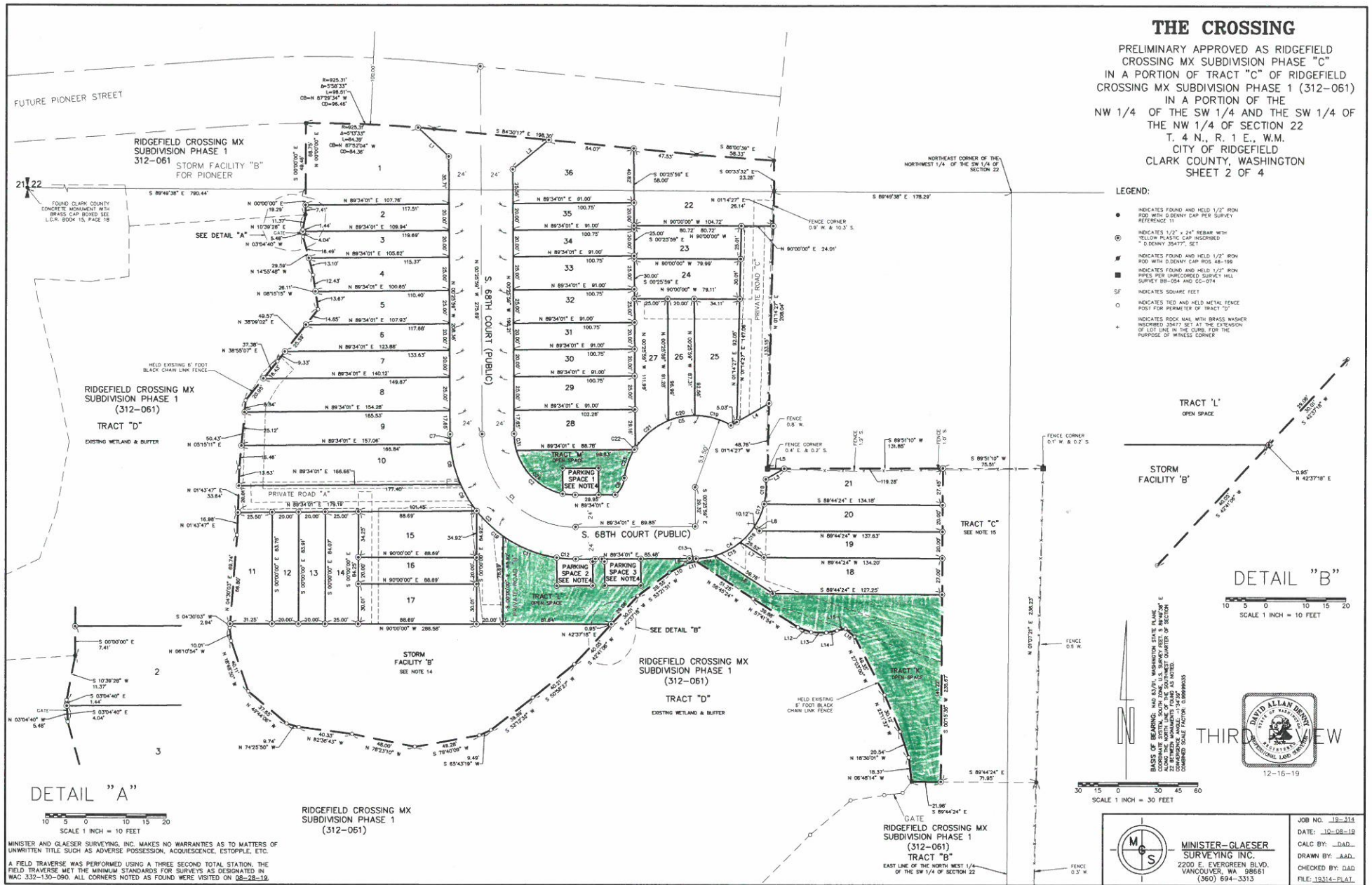
MINISTER AND GLAESER SURVEYING, INC. MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE SUCH AS ADVERSE POSSESSION, ACQUIESCENCE, ESTOPPLE, ETC.

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 ON 07-27-17.



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

JOB NO. 19-314
DATE: 10-08-19
CALC BY: DAD
DRAWN BY: AAD
CHECKED BY: DAD
FILE: 19314-PLAT



CITY OF RIDGEFIELD REQUEST FOR COUNCIL ACTION

MEETING DATE: January 23, 2020

ITEM:

AGENDA ITEM TITLE: Motion - Approval of Park Naming in Pioneer Village

GOVERNING LEGISLATION:

RMC 8.18.100 – Naming of Park Facilities

PREVIOUS COUNCIL ACTION TAKEN:

None

SUMMARY/BACKGROUND:

Ridgefield Municipal code defines the process for the naming of park facilities. The process requires that suggested names for parks are collected and presented to the Parks Board for review and consideration at a public meeting. Following this presentation and any public testimony the Parks Board makes a recommendation to City Council for the name of the park.

At Experience Ridgefield in September 2019 city staff and Parks board members staffed a booth for input on the City's Parks. At this booth a plan and information about the new park at Pioneer Village was presented, along with a box where the public could suggest names for the new park. After experience Ridgefield the same information was put on the City's social media pages to allow further input and name suggestions.

In total 67 suggestions of names were submitted. A list of the names and numbers of suggestions is attached. Some names, or variations of names, received multiple suggestions. At their November meeting the Parks Board reviewed the suggested names for the park. They focused on the names that had historical significance, and that represented the function of the park. They paid particular attention to names that had received multiple suggestions. No public testimony was received. At the November meeting the Board requested that staff reach out to the Gretsches to confirm that they were supportive of having the park named after them. At the December Parks Board meeting staff confirmed that the Gretsches were in favor of the name and the Parks Board passed a unanimous vote to recommend that the park be named "Gretsches Community Park" to recognize the

former owner of the land, and the function of the park.

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

BUDGET/FINANCIAL IMPACTS:

None

RECOMMENDED ACTION OR MOTION:

Staff recommends that Council make a motion to name the park.

STAFF CONTACT: Bryan Kast, Public Works Director

ATTACHMENTS: Suggested Park Names (PDF)

Discovery Ridge / Pioneer Village - City Park- Suggested Names

Suggested Park Name	Exp. Ridgefield	Social Media	Total Votes
Horns Corner Park		xxxxxxx	8
Gretsch Park	xxx	xx	5
Pioneer Park	xx	x	3
Ridge Park	xx		2
Royle Ridge Park		xx	2
Spudder Park	xx		2
Spudders Corner	xx		2
Acero Park		x	1
Bennette Park	x		1
Birds Nest Park	x		1
Cathlapotle Park		x	1
Charles Clifford Newton V	x		1
Chinook Park		x	1
Coyote Crossing	x		1
Discovery Ridge Park		x	1
Diversity Park	x		1
Duluth Park	x		1
Freedom Park	x		1
Grand Park	x		1
Gregory Park	x		1
Gretch Hollow		x	1
Gretsch Discovery Park		x	1
Gretsch Greenway Community Park		x	1
Gretsch Outdoor Park	x		1
Gretsch Park (at Horns Corner)		x	1
Gretsch' Reach		x	1
Gretsch Village Park		x	1
Jungle Park	x		1
Kast Park	x		1
Katharina's Park		x	1
Our Community Park	x		1
Pelican Park	x		1
People's Park		x	1
Pioneer Land	x		1
Pioneer Park		x	1
Pioneer Ridge Park		x	1
PNW Discovery Park		x	1
PUDville	x		1
RAPP (Ridgefield Activity Play Place)	x		1
Raptor's Nest	x		1
Ridge Play	x		1
Ridgefield Settler Park	x		1
Ridgefield's Pioneer Park		x	1
Roundabout Ridge	x		1
Royals Discovery Park		x	1
Royle Discovery Park		x	1
South Creek Park	x		1
Todd Chenowith Memorial Park		x	1
Veteran's Memorial Park		x	1
Wellies Playground	x		1
Total			67

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: January 23, 2020

ITEM: BUSINESS

AGENDA ITEM TITLE: Regarding Ridgefield School District Proposition No. 5 General Obligation Bonds

GOVERNING LEGISLATION: RCW 42.17A.555.

PREVIOUS COUNCIL ACTION TAKEN: Proposition No. 3 General Obligation Bonds approval January 24, 2019.

SUMMARY/BACKGROUND: Resolution regarding Ridgefield School District Proposition No. 5.

BUDGET/FINANCIAL IMPACTS: Not applicable

RECOMMENDED ACTION OR MOTION: Staff recommends that the Council hold a Public Hearing to receive comments for and against Ridgefield School District Proposition No. 5.

Once the Public Hearing has afforded approximately equal opportunity for the expression of opposing views, staff recommends closing the Public Hearing and deliberating/acting upon Resolution No. 570.

STAFF CONTACT: Lee Knottnerus, Deputy City Manager

ATTACHMENTS:

Resolution No.570**REGARDING RIDGEFIELD SCHOOL DISTRICT PROPOSITION NO. 5 GENERAL OBLIGATION BONDS**

WHEREAS, on February 11, 2020, voters in the Ridgefield School District will decide on a bond that would pay to construct a new K-4 elementary school; expand Ridgefield High School with a new classroom wing and renovate the 50-year-old vocational education building; construct a new 5th-6th grade intermediate school as a first phase to a 5-6 and 7-8 campus; and construct accessible and inclusive play at South Ridge and Union Ridge elementary schools; and

WHEREAS, Ridgefield's population has grown by 65% between 2010-2017 throughout the school district boundaries(inside and outside City limits); and

WHEREAS, Ridgefield School District is the fastest growing school system in southwest Washington; current district enrollment is 3,400 students and projections indicate a potential enrollment of 8,200 students by 2035; and

WHEREAS, new schools are an investment in our youth, which are among this City's most treasured assets;

WHEREAS, improvements to school facilities are needed in the Ridgefield School District in order to provide the students of the District with adequate, proper and safe educational facilities; and

WHEREAS, the cost of replacing these facilities rises each year with the cost of inflation; and

WHEREAS, the \$107 million bond program will leverage more than \$17 million in additional state assistance revenues; and

WHEREAS, the Ridgefield City Council has taken consistent action to assure that new development also pays its share of the infrastructure needs it creates, by increasing School Impact Fees (SIFs) - a fee assessed on every new housing unit (whether single-family or multi-family) built in the district - every year since 2016, which in 2020 will be \$10,100 per new housing unit (the **highest** in Clark County by far and one of the **highest** SIFs in the State of Washington), providing the school district revenue to purchase land where the new campuses are necessary; and

WHEREAS, new housing units will also contribute additional property tax revenue to the school district that lowers all Ridgefield property tax bills (the City of Ridgefield tax rate for 2020 is the **lowest** in Clark County by far).

THEREFORE, BE IT RESOLVED by the City Council of the City of Ridgefield, Clark County, State of Washington:

1. That the Ridgefield City Council does support the Ridgefield School District Proposition No. 5 as a necessary investment in our community's present and future, and encourages our residents to vote "yes" on February 11, 2020, in favor of passing the Ridgefield School District capital bond measure.

Passed by the City Council at its regular meeting held on the 9th day of January, 2020.

Don Stose

Mayor

Attest:

Julie Ferriss

City Clerk

CITY OF RIDGEFIELD REQUEST FOR COUNCIL ACTION

MEETING DATE: January 23, 2020

ITEM:

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

GOVERNING LEGISLATION:

R.C.W. 36.70B.170

PREVIOUS COUNCIL ACTION TAKEN:

Development Agreement with P45 for Pioneer Village

SUMMARY/BACKGROUND:

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

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

BUDGET/FINANCIAL IMPACTS:

TIF Credits for the project are estimated at \$620,428.18. The wetland bank credits for mitigation total \$23,760.00. These credits were bought in December of 2019 from funds included in the budget for purchase of these credits.

RECOMMENDED ACTION OR MOTION:

None. This is a public hearing and first reading. Second reading is scheduled with Council on February 13, 2020.

STAFF CONTACT: Bryan Kast, Public Works Director

ATTACHMENTS: Development Agreement Pioneer Frontage FINAL (PDF)

ORDINANCE NO. 1311

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Mayor, Don Stose

ATTEST/AUTHENTICATED:

Julie Ferriss
City Clerk

APPROVED AS TO FORM:

Janean Parker
City Attorney

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

After recording, return to:

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

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

Space Above for Recording Information Only

DEVELOPMENT AGREEMENT

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

RECITALS

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

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

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

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

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

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

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

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

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

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

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

NOW, THEREFORE, THE PARTIES HERETO AGREE AS FOLLOWS:

Section 1. Development Agreement

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

Section 2. Effective Date and Duration of Agreement

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

Section 3. City Obligations

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

NEW SECTION.

Section 4. Development Parties' Obligations

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

Section 5. TIF Credit

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

Section 6. Building Permits and Occupancy

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

Section 7. Waiver

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

Section 8. Venue

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

Section 9. Entire Agreement/Modifications

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

Section 10. Captions

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

Section 11. Gender/Singular/Plural

Section 12. Severability

Section 13. Inconsistencies

Section 14. Binding on Successors and Recording.

CITY OF RIDGEFIELD, WASHINGTON

STATE OF WASHINGTON)
) ss.
County of Clark)

DEVELOPMENT AGREEMENT - 5

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

Dated: _____, 2020.

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

RIDGEFIELD WEBER, LLC

By (person signing) _____
Title _____

STATE OF WASHINGTON)
) ss.
County of Clark)

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

Dated: _____, 2020.

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

DEVELOPMENT AGREEMENT - 7

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

PIONEER 45, LLC

By (person signing) _____
 Title _____

STATE OF WASHINGTON)
) ss.
County of Clark)

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

Dated: _____, 2020.

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

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

QWEST CORPORATION

By (person signing) _____
 Title _____

STATE OF WASHINGTON)
) ss.
County of Clark)

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

Dated: _____, 2020.

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

DEVELOPMENT AGREEMENT - 9

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

P45, LLC

By (person signing) _____
 Title _____

STATE OF WASHINGTON)
) ss.
County of Clark)

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

Dated: _____, 2020.

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