



**RIDGEFIELD CITY COUNCIL
MEETING AGENDA**

**Thursday, January 12, 2017
Ridgefield Community Center
210 N. Main, Ridgefield, WA 98642**

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

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

II. PUBLIC COMMENT

Anyone requesting to speak to the Council regarding items not on the agenda 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 Minutes from December 15Th & 29Th, 2016 Meeting**
- 2. Approval of Claims And/Or Payroll**

IV. BUSINESS

The public is invited to comment on business items at the conclusion of Council discussion prior to the vote. In cases where public record has been closed, no additional comments may be received.

- 1. Motion - Approval of Pioneer Place Phase 2 - Jeff Niten, Community Development Director**

V. PUBLIC COMMENT

Anyone requesting to speak to the Council regarding items not on the agenda 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.

VI. COUNCIL/PRESIDING OFFICER/STAFF REPORTS

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

VII. FROM THE COUNCIL

VIII. ADJOURN

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: January 12, 2017

ITEM: CONSENT AGENDA

AGENDA ITEM TITLE: Approval of Minutes from December 15Th & 29Th, 2016 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 Basarab, City Clerk

ATTACHMENTS: 12-15-2016 Meeting Minutes (PDF)
12-29-2016 Meeting Minutes (PDF)

Approved to be placed on City Council Agenda:



CITY OF RIDGEFIELD, WASHINGTON

City Council MEETING MINUTES

December 15, 2016

Regular Meeting - 6:30 PM

GENERAL SESSION CALL TO ORDER - 6:30 PM - [6:30 PM](#)

FLAG SALUTE

ROLL CALL

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

Late changes to the agenda - [6:31 PM](#)

Add Presentation - Lean Case Study Video presented by Kirk Johnson.

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

None received.

CONSENT AGENDA - MOTION TO APPROVE AS PRESENTED. - [6:31 PM](#)

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

1. Approval of Minutes from December 1, 2016 Meeting - [6:31 PM](#)

2. Approval of Claims And/Or Payroll - [6:31 PM](#)

PRESENTATION

1. Planning Commission 2016 Accomplishments - [6:31 PM](#)

Planning Commission member Whitney Jones presented 2016 Work Plan accomplishments to City Council.

2. Lean Case Study Video

Finance Director, Kirk Johnson presented lean case study video to City Council.

BUSINESS**1. Ordinance No. 1226 – Second Reading of Employment Zone -Jeff Niten, Community Development Director**

Part of the adopted Comprehensive Growth Management Plan included an Employment (E) zone. The concept behind the Employment zone concept was to combine both the Light Industrial zoning category, and the Office category and create additional flexibility while still maintaining the standards Ridgefield has adopted for employment uses in the city. The standards for the two zones for lot sizes, frontage requirements, building setbacks, etc. Have not changed. The only change in this new proposed combined code is the setback provision for adjacent lots. In the current code adjacent lots with the same zone could reduce the side setback to zero feet. In the new proposed code there is a concern that outdoor storage areas could be located directly adjacent to an office development. The proposal seeks to mitigate that concern by requiring a 10 foot wide landscape buffer for any area that is proposed for outdoor storage. The main revisions for this item are contained in RDC 18.240. The remaining attachments are other areas of the code that need to be updated to maintain consistency throughout the Development Code. During the first reading of this ordinance at the regularly scheduled City Council meeting held on December 1, 2016 the Council directed staff to add language to the draft employment zone regulations that prohibit outdoor storage on heavily traveled streets. Staff has revised the draft to prohibit outdoor storage adjacent to streets projected to carry more than 2,000 average daily trips.

City Council conducted discussion on materials presented during staff report.

MOTION: Moved to approve Ordinance No. 1226 as presented.

RESULT:	ADOPTED [5 TO 2]
MOVER:	David Taylor, Councilor
SECONDER:	Sandra Day, Councilor
AYES:	Onslow, Taylor, Wells, Stose, Day
NAYS:	Wertz, Main

2. Resolution No. 519 - Authorizing Hunting and the Discharge of Shotguns (Bill Kennedy)-Lee Knottnerus, Deputy City Manager

Ordinance No. 1029 was adopted during the regular council meeting on April 9, 2009 allowing hunting with shotguns when legally permitted and upon approval of the designated area by council in Section 9.07.151 Hunting. In February, 2014 RMC 9.07.151 was modified to include more specific regulation of hunting within the City and to require particularized findings related to the suitability of property for hunting. A letter was received by the City of Ridgefield on November 4, 2016 from landowner, Bill Kennedy, requesting that the council authorize goose hunting on his properties beginning December 2016. The properties are of sufficient size and nature to accommodate hunting and have not been the subject of any public nuisance or public safety violations within the past year; and Mr. Kennedy has complied with the requirements of RMC 9.07.151(B). Mr. Kennedy requested and received Council authority to conduct hunting activity on the same parcel in November 2015. There have been no changes on or near the property since that time. Per Ridgefield Municipal Code 9.07.151(b)(1) if for any reason the nature of the property is changed due to a development of the land the Resolution at that point is void and no longer applicable to the parcels.

City Council conducted discussion on materials presented during staff report.

MOTION: Moved to adopt Resolution No. 519 as presented.

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

3. Motion - Approval of Pioneer Place Phase 1 Final Plat - [7:19 PM](#)

Planning and engineering staff have reviewed the final plat application and have determined that the final plat complies with the 2007 and 2016 Final Orders, the approved engineering plans and other applicable standards and regulations. Approval of this final plat will create 7 legal single family lots of record that will provide new property tax revenue to the City. Approval of this plat will dedicate new streets and water facilities.

Andrew Gunther - Project Representative
 Been working hard on this project
 Pump station work
 Appreciate staff working with us on this project

MOTION: Moved to approve final plat for the Pioneer Place Phase 1 subdivision subject to the conditions provided for in the December 6, 2016 Memorandum from the Community Development Director as presented.

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

4. Motion - Approval of Park and Playground Rules - [7:28 PM](#)

Public Works staff have received concerns from the Police Department and Citizens regarding improper use of playground equipment at several parks and damage from skateboarding and cycling at Overlook Park. Based on these concerns staff have created the attached draft rules for playground equipment and for Overlook Park. Staff has presented these rules to the Parks Board at their November and December Meetings and has incorporated the Park Board's comments into the proposed rules.

MOTION: Moved to direct the City Manager to adopt and post the park and playground rules as presented.

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

5. Motion - Approval of Interlocal Agreement for Multi-Agency Records Management System (RMS) - [7:32 PM](#)

The Clark County Sheriff's Office provided Police Records Management software for Ridgefield until 2015 when all Clark County agencies migrated to the RegJIN system. In early 2016, the Clark County Sheriff's Office determined that the RegJIN system was not meeting their needs on several different levels. They decided to stand up their own records management system (RMS). Since the Clark County Sheriff's Office was paying for our subscription to RegJIN, when they left it was natural that Ridgefield should leave as well. We are currently using the new RMS and preliminary reports are that the officers are happy with its operation and functioning. There some areas we hope to see improvements but overall we are satisfied

with the transition.

MOTION: Moved to authorize the City Manager to execute an interlocal agreement for multi-agency records management system as presented.

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

6. Motion - Approval of Interlocal Agreement for Building Services - Woodland - [7:37 PM](#)

The Revised Code of Washington 39.34 allows for governmental agencies to enter into interlocal agreements whereby each party can utilize the other party's services when it is determined to be in the best interest of both parties. The City of Ridgefield maintains staffing of a building official and two building inspectors within the Community Development Department, which is responsible for review and inspection of all new construction with Ridgefield for conformity with the International Building Code. The City of Woodland maintains staffing of one building official for conducting the same function within Woodland. Due to a desire to maintain continuity of inspection services within each jurisdiction, the proposed interlocal agreement will provide backup building inspection services support to the partner jurisdiction when that jurisdiction's building official is unavailable.

MOTION: Moved to authorize the City Manager to execute an interlocal agreement with the City of Woodland for providing backup building inspection and plan review services.

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

7. Motion - Approval of Interlocal Agreement for Building Services - La Center - [7:39 PM](#)

The Revised Code of Washington 39.34 allows for governmental agencies to enter into interlocal agreements whereby each party can utilize the other party's services when it is determined to be in the best interest of both parties. The City of Ridgefield maintains staffing of a building official and two building inspectors within the Community Development Department, which is responsible for review and inspection of all new construction with Ridgefield for conformity with the International Building Code. The City of La Center maintains staffing of one building official for conducting the same function within La Center. Due to a desire to maintain continuity of inspection services within each jurisdiction, the proposed interlocal agreement will provide backup building inspection services support to the partner jurisdiction when that jurisdiction's building official is unavailable.

MOTION: Moved to authorize the City Manager to execute an interlocal agreement with the City of La Center for providing backup building inspection and plan review services.

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

PUBLIC COMMENT

None received.

COUNCIL/PRESIDING OFFICER/STAFF REPORTS**Council - 7:41 PM**

Council Member Main - attended C-TRAN board meeting update.

Council Member Taylor - attended pipeline safety committee meeting.

Council Member Day - attended legislative outlook breakfast, Ridgefield Wildlife Refuge guidance committee.

Council Member Stose - attended joint legislative breakfast with Port of Ridgefield.

Council Member Wertz - attended legislative outlook breakfast and joint legislative breakfast with Port of Ridgefield.

Council Member Wells - attended 7 meeting, joint legislative breakfast with Port of Ridgefield.

Mayor - 7:47 PM

Hometown celebration was a great event.

Elected is Vice Chair for the RTC.

Attended joint legislative breakfast with Port of Ridgefield and legislative outlook breakfast, Clark College presentation.

Mayor's Ball is on New Year's Eve, tickets are sold out.

City Manager - 7:50 PM

City Manager, Steve Stuart - Winter weather updates - Public Works did a great job with plowing the streets, joint legislative breakfast with Port of Ridgefield, Governor's budget update provided, Ridgefield Outdoor Recreation Complex meeting is scheduled for Friday.

Community Development Director Jeff Niten - Community Development report update provided.

Public Works Director Bryan Kast - Public Works crew was out plowing the streets during the winter weather, project update provided.

Finance Director Kirk Johnson - Investment portfolio update, copies of 2017 budget provided.

Police Chief John Brooks - please secure your belonging and call 911 if you see something suspicious.

Superintendent Nathan McCann - Public Works did a great job with plowing the street during the winter weather.

FROM THE COUNCIL**ADJOURN - 8:06 PM**

Julie Basarab, City Clerk

Ron Onslow, Mayor



CITY OF RIDGEFIELD, WASHINGTON

City Council MEETING MINUTES

December 29, 2016

Special Meeting - 10:00 AM

GENERAL SESSION CALL TO ORDER - [10:00 AM](#)

FLAG SALUTE

ROLL CALL

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

MOTION: Council member Darren Wertz moved to excuse Council member John Main and Council member Sandra Day from the meeting.

SECOND: Council member Don Stose.

Vote - Yes: Council member Wertz, Taylor, Wells, Stose; Mayor Ron Onslow.

Vote - No: None.

Motion Passed.

LATE CHANGES TO THE AGENDA

None.

CONSENT AGENDA - MOTION TO APPROVE AS PRESENTED.

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

1. Approval of Claims And/Or Payroll

ADJOURN - [10:02 AM](#)

Attachment: 12-29-2016 Meeting Minutes (1203 : Approval of Minutes)

Julie Basarab, City Clerk

Ron Onslow, Mayor

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: January 12, 2017
ITEM: CONSENT AGENDA
AGENDA ITEM TITLE: Approval of Claims And/Or Payroll

GOVERNING LEGISLATION:

Revised Code of Washington Title 35A

PREVIOUS COUNCIL ACTION TAKEN:

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

BACKGROUND:

Vendor claims

BUDGET/FINANCIAL IMPACTS:

See vendor detail attached

RECOMMENDED ACTION OR MOTION:

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

“I move to approve the consent agenda as presented”

STAFF CONTACT: Kirk Johnson, Finance Director
ATTACHMENTS: January 12 2017 Claims Report (PDF)

Approved to be placed on City Council Agenda:

City of Ridgefield
Claims Payment Report
For Approval on: January 12, 2017

Sum of Amount					
Vendor Name	Vendor Number	Invoice Number	Resp. Department	Description	Total
ADVANCED EXCAVATING SPECIALISTS LLC	2066	16054-2	Public Works	N. 4th Place Improvements	130,862.75
ADVANCED EXCAVATING SPECIALISTS LLC Total					130,862.75
ANDERSON ENVIRONMENTAL CONTRACTING	2258	201612-01	Genl Govt/Facilities	Utility Refund - 500-2016005	230.25
ANDERSON ENVIRONMENTAL CONTRACTING Total					230.25
ANDERSON SIGNS INC.	2569	37976	Genl Govt/Facilities	Supplies - Use/Sales Tax	(1.58)
				Supplies	20.33
ANDERSON SIGNS INC. Total					18.75
ARAMARK UNIFORM SERVICES	32	862697775	Genl Govt/Facilities	Uniform Services	1.92
			Public Works	Uniform Services	49.58
		862687298	Genl Govt/Facilities	Uniform Services	1.92
			Public Works	Uniform Services	49.58
		862687297	Community Development	Floor Mats - CDDI	3.88
			Genl Govt/Facilities	Floor Mats - City Hall	7.11
			Public Safety	Floor Mats - PD	4.52
			Public Works	Floor Mats - PW	3.88
		862697774	Community Development	Floor Mats - CDDI	3.88
			Genl Govt/Facilities	Floor Mats - City Hall	7.11
			Public Safety	Floor Mats - PD	4.52
			Public Works	Floor Mats - PW	3.88
ARAMARK UNIFORM SERVICES Total					141.78
AWC RISK MANAGEMENT SERVICE	39	47815	Genl Govt/Facilities	2017 Safety Alliance Program Service Fee	2,414.55
		201701-01	Genl Govt/Facilities	AWC 2017 Membership Fees	4,360.00
AWC RISK MANAGEMENT SERVICE Total					6,774.55
BATTLE GROUND ROCKERY	2749	3127	Public Works	Storm - Debris Removal	42.00
				Gloves - Dusten	10.83
				Streets - Debris Removal	42.00
BATTLE GROUND ROCKERY Total					94.83
BSK ASSOCIATES	2119	V604406	Public Works	Lab Analysis - Alkalinity	420.00
				Lab Analysis - Coliform	457.00
BSK ASSOCIATES Total					877.00
CED-CONSOLIDATED ELECTRICAL DIST.	80	8951-439658	Public Works	Water & WWTP Operational Supplies - 50% each	348.92
CED-CONSOLIDATED ELECTRICAL DIST. Total					348.92
CFM STRATEGIC COMMUNICATIONS INC.	2551	23751	Genl Govt/Facilities	December 2016 Lobbyist	4,530.00
CFM STRATEGIC COMMUNICATIONS INC. Total					4,530.00
CHRISTINE FRIED	2753	201612-01	Genl Govt/Facilities	Utility Refund - 20-200351	0.16
CHRISTINE FRIED Total					0.16
CHRISTOPHER & MEREDITH GUDGER-RAINES	2755	201612-01	Genl Govt/Facilities	Utility Refund - 12-89916	65.17
CHRISTOPHER & MEREDITH GUDGER-RAINES Total					65.17
CLARK COUNTY	102	220004596	Judicial	Nov 2016 - Supervisions & Pretrials	148.63
		31009793	Public Safety	1st Quarter 2017 Per Capita Fees	1,469.75

City of Ridgefield
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CLARK COUNTY	102	230001991	Public Safety	4th Quarter 2016 - 800 Mhz Radio	404.16
		31009801	Public Safety	1st Quarter 2017 - CRESA: Operations/Radio	18,896.50
		160003470	Community Development	Agency Plan Review	100.00
		31009788	Public Safety	2017 Debt Payment for CRESA Radios	20,223.97
CLARK COUNTY Total					41,243.01
COMCAST BUSINESS	1666	48920884	Genl Govt/Facilities	City Hall Communications	363.09
COMCAST BUSINESS Total					363.09
COMDATA NETWORK INC.	1101	20269561	Public Safety	Fuel PD - XN795	695.88
		20269550	Community Development	Fuel PW - XN173	31.08
				Fuel CDD - XN173	180.92
			Genl Govt/Facilities	Fuel PW - XN173	79.71
			Public Works	Fuel PW - XN173	1,443.03
COMDATA NETWORK INC. Total					2,430.62
COOK SECURITY GROUP	2268	566938	Genl Govt/Facilities	City Hall Alarm - 2017 Monitoring Agreement	360.00
COOK SECURITY GROUP Total					360.00
COSTTREE LLC	2476	10241	Genl Govt/Facilities	Cost Allocation Software - 2017 Services - Use/Sales Tax	(252.00)
			Information Technology	Cost Allocation Software - 2017 Services	3,252.00
COSTTREE LLC Total					3,000.00
CRAIG & LISA ROBERTSON	2757	201612-01	Genl Govt/Facilities	Utility Refund - 400-4000000177	0.07
CRAIG & LISA ROBERTSON Total					0.07
CUSTOMINK LLC	2718	8650051	Genl Govt/Facilities	January 2017 First Saturday T-Shirts	841.29
				January 2017 First Saturday T-Shirts - Use/Sales Tax	(65.19)
CUSTOMINK LLC Total					776.10
DAN SHEELEY	2751	MEC-16-0088	Genl Govt/Facilities	Refund - MEC-16-0088	56.25
DAN SHEELEY Total					56.25
DEE ADAMS	2752	201612-01	Genl Govt/Facilities	Utility Refund - 8-70423	72.94
DEE ADAMS Total					72.94
DEPARTMENT OF LICENSING	154	2017-RG0000140	Genl Govt/Facilities	CPL Fees - Nowell	18.00
		2017-RG0000085	Genl Govt/Facilities	CPL Fees - Rigsby	18.00
		2017-RG0000143	Genl Govt/Facilities	CPL Fees - Fling	18.00
DEPARTMENT OF LICENSING Total					54.00
DICK'S TIRE FACTORY	158	D49124	Public Safety	PD Vehicle Maint - 2013 Interceptor	65.02
		D50149	Public Safety	PD Vehicle Maint - 2015 Explorer	35.21
		D49775	Public Safety	PD Vehicle Maint - 2013 Impala	35.21
DICK'S TIRE FACTORY Total					135.44
DOOLEY ENTERPRISES INC.	2747	53449	Public Safety	40 S&W 180gr. Full Metal	1,130.29
				40 S&W 180gr. Full Metal - Use/Sales Tax	(87.59)
DOOLEY ENTERPRISES INC. Total					1,042.70
DR HORTON INC.	1157	201612-01	Genl Govt/Facilities	Utility Refund - 18-180560	0.83
DR HORTON INC. Total					0.83
ELCOR INC	2081	MSP-9347	Information Technology	IT Services - December 2016	6,737.61
ELCOR INC Total					6,737.61
FASTENAL COMPANY	1491	WAE0A57260	Public Works	PW Shop Supplies	27.81
FASTENAL COMPANY Total					27.81

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GREEN GABLES RENTALS	2754	201612-01	Genl Govt/Facilities	Utility Refund - 20-200620	0.48
GREEN GABLES RENTALS Total					0.48
HALME EXCAVATING INC.	2746	201612291	Public Works	Main Ave. Service Replacement	112,193.87
HALME EXCAVATING INC. Total					112,193.87
HARPER HOUF PETERSON RIGHELLIS INC.	1678	39350	Public Works	N. 4th Place Improvements	1,865.40
HARPER HOUF PETERSON RIGHELLIS INC. Total					1,865.40
HASKIN ELECTRIC	2712	20514A	Genl Govt/Facilities	Upgrade PW Ops Facility	1,810.28
			Public Works	Upgrade PW Ops Facility	1,810.28
				Upgrade PW Ops Facility	3,620.56
HASKIN ELECTRIC Total					7,241.12
HD SUPPLY WATERWORKS	864	G463348	Public Works	Water Operational Supplies	708.33
HD SUPPLY WATERWORKS Total					708.33
HOME DEPOT CREDIT CARD SERVICES	1805	3973263	Genl Govt/Facilities	PW Ops Facility Upgrade	529.81
			Public Works	PW Ops Facility Upgrade	1,589.41
		2562634	Genl Govt/Facilities	Holiday Decor	49.82
		4081048	Public Works	Parks Supplies	63.79
		2113942	Genl Govt/Facilities	Holiday Decor	86.63
		4084158	Genl Govt/Facilities	Holiday Decor	191.67
HOME DEPOT CREDIT CARD SERVICES Total					2,511.13
INDX INC.	1755	2017011	Genl Govt/Facilities	Storage Unit Rental - January 2017	450.00
INDX INC. Total					450.00
J.L. STOREDAHL AND SONS	558	202179	Community Development	5/8" Crushed Rock - PW Supply	3.22
			Genl Govt/Facilities	5/8" Crushed Rock - PW Supply	8.33
			Public Works	5/8" Crushed Rock - PW Supply	150.72
		202093	Public Works	5/8" Crushed Rock - Water/Streets	159.05
J.L. STOREDAHL AND SONS Total					321.32
JEFF NITEN	2249	201612-01	Community Development	Flight Reimbursement - APA Nat. Conf 2017	425.00
		201612-02	Community Development	Tuition Reimbursement	864.00
JEFF NITEN Total					1,289.00
JESSICA KIPP	2099	201612-01	Administration	Mileage Reimbursement	24.96
JESSICA KIPP Total					24.96
LAFROMBOISE COMMUNICATIONS INC	2388	5842	Community Development	Correction Notices	207.97
LAFROMBOISE COMMUNICATIONS INC Total					207.97
LYNCH JANITORIAL AND CLEANING LLC	2197	1780	Community Development	Janitorial Service - CDD	159.91
				Janitorial Service - PW FTE	3.20
			Genl Govt/Facilities	Janitorial Service - PW FTE	42.72
				Janitorial Service - City Hall	159.92
			Public Safety	Janitorial Service - PD	159.92
			Public Works	Janitorial Service - PW FTE	114.00
LYNCH JANITORIAL AND CLEANING LLC Total					639.67
MACKAY AND SPOSITO INC.	899	30339	Public Works	Gee Creek Trail	2,159.50
MACKAY AND SPOSITO INC. Total					2,159.50
MARIUS L MALATTIA	1817	201612-01	Community Development	December 2016 Residential & Commercial Reviews	275.00
MARIUS L MALATTIA Total					275.00

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MFCP INC.	2723	6548151	Public Works	Water Operational Supplies	271.27
MFCP INC. Total					271.27
MICHAEL FOGOROS	2758	201612-01	Genl Govt/Facilities	Refund - Dog License Double Payment	10.00
MICHAEL FOGOROS Total					10.00
MINUTEMAN PRESS	1432	75416	Public Works	2017 Utility Billing Calendars	632.49
MINUTEMAN PRESS Total					632.49
MUNICIPAL CODE CORP.	1185	280223	Genl Govt/Facilities	Codification	804.54
MUNICIPAL CODE CORP. Total					804.54
MUTUAL MATERIALS	2750	1629144	Public Works	Parks Supplies - Bear	113.17
MUTUAL MATERIALS Total					113.17
NAPA AUTO PARTS	498	952285	Community Development	PW FTE Vehicle Maint - 2006 F350	1.56
			Genl Govt/Facilities	PW FTE Vehicle Maint - 2006 F350	4.04
			Public Works	PW FTE Vehicle Maint - 2006 F350	73.14
NAPA AUTO PARTS Total					78.74
NORTHSTAR CHEMICAL INC.	1019	96671	Public Works	Sudium Hypochlorite	807.58
NORTHSTAR CHEMICAL INC. Total					807.58
OFFICEMAX INCORPORATED	1599	682409	Community Development	CDD Office Supplies	19.44
			Finance	Finance Office Supplies	49.07
			Genl Govt/Facilities	General Office Supplies	96.34
			Public Works	PW FTE Office Supplies	3.31
OFFICEMAX INCORPORATED Total					168.16
ONE CALL CONCEPTS	326	6129087	Public Works	Excavation Notification & Modem Ticket Delivery	208.56
ONE CALL CONCEPTS Total					208.56
ON-HOLD CONCEPTS INC	2217	420672	Information Technology	On-Hold Music Service	24.95
ON-HOLD CONCEPTS INC Total					24.95
PBS ENGINEERING AND ENVIRONMENTAL	342	HDJ4083.002-11	Public Works	35th & Pioneer Roundabout Design Ph. 2	3,059.27
PBS ENGINEERING AND ENVIRONMENTAL Total					3,059.27
POSTMASTER	348	201701-01	Genl Govt/Facilities	2017 Post Office Box Fee - #608	140.00
POSTMASTER Total					140.00
POWER DMS INC.	2473	13902	Public Safety	PD Records Management - 2017 Services	2,642.25
POWER DMS INC. Total					2,642.25
PUBLIC SAFETY TESTING	354	2016-7260	Public Safety	4th QTR 2016 - Subscription Fees	41.67
PUBLIC SAFETY TESTING Total					41.67
REFLECTOR	369	11227918	Community Development	Pub. Hrg. Notice - Ridgefield Rail Overpass	118.59
		95623	Community Development	Notice of Type II Hrg - Taverner Ridge	126.03
		95524	Community Development	Ord. No 1226	52.58
		95628	Community Development	Notice of Pub. Hrg. - Taverner Ridge	121.93
		11227917	Community Development	Ordinance No. 1226 - Employment Zone	52.58
REFLECTOR Total					471.71
RICOH USA INC.	1662	98052204	Public Safety	PD Copier Lease	140.57
		5046152094	Public Safety	PD Additional Images	14.86
RICOH USA INC. Total					155.43
RIDGEFIELD HARDWARE	376	201612-01	Genl Govt/Facilities	General Operational Supplies	41.82
			Public Safety	PD Operational Supplies	38.51

City of Ridgefield
Claims Payment Report
For Approval on: January 12, 2017

RIDGEFIELD HARDWARE	376	201612-01	Public Works	Water Operational Supplies	225.30
				Streets Operational Supplies	259.17
				Storm Operational Supplies	74.95
				Parks Operational Supplies	183.87
				WWTP Operational Supplies	34.71
RIDGEFIELD HARDWARE Total					858.33
SANTA JIM	2745	201612-01	Genl Govt/Facilities	Hometown Celebration Santa	300.00
SANTA JIM Total					300.00
SENVOY LLC	1688	99104	Finance	Courier Services	32.32
		100513	Finance	Courier Services	16.16
		99790	Finance	Courier Services	32.32
		99451	Finance	Courier Services	32.32
SENVOY LLC Total					113.12
SGA ENGINEERING PLLC	2596	10715	Public Works	45th & Royal Rd Improvement	675.00
SGA ENGINEERING PLLC Total					675.00
SUMMERPLACE HOMES	1796	201612-01	Genl Govt/Facilities	Utility Refund - 11-86420	63.91
SUMMERPLACE HOMES Total					63.91
SUN COUNTRY HOMES INC.	645	201612-01	Genl Govt/Facilities	Utility Refund - 20-204370	5.12
SUN COUNTRY HOMES INC. Total					5.12
THE PARR COMPANY	964	201612-01	Genl Govt/Facilities	Utility Refund - 500-2016010	476.23
		26347364	Genl Govt/Facilities	Upgrade PW Ops Facility	1.22
			Public Works	Upgrade PW Ops Facility	3.65
		26346887	Genl Govt/Facilities	Upgrade PW Ops Facility	10.41
			Public Works	Upgrade PW Ops Facility	31.24
THE PARR COMPANY Total					522.75
THE PIN CENTER	2748	1216084	Genl Govt/Facilities	New Logo Lapel Pins	536.04
				New Logo Lapel Pins - Use/Sales Tax	(41.54)
THE PIN CENTER Total					494.50
TRINITY LUTY	2756	201612-01	Genl Govt/Facilities	Utility Refund - 9-82406	43.09
TRINITY LUTY Total					43.09
URM STORES INC.	2722	K1581307	Genl Govt/Facilities	Final Payment for Market Analysis for Ridgefield WA	1,751.82
URM STORES INC. Total					1,751.82
WA OFFICE OF SECRETARY OF STATE	1016	7232	Genl Govt/Facilities	Archive Boxes	114.04
WA OFFICE OF SECRETARY OF STATE Total					114.04
WABO	1024	WABO2017	Community Development	2017 Membership Renewal - Perry	95.00
WABO Total					95.00
WASHINGTON CITIES	732	40117	Genl Govt/Facilities	2017 Liability Insurance	226,412.00
WASHINGTON CITIES Total					226,412.00
Grand Total					571,210.85

CITY OF RIDGEFIELD REQUEST FOR COUNCIL ACTION

MEETING DATE: January 12, 2017

ITEM: BUSINESS

AGENDA ITEM TITLE: Motion - Approval of Pioneer Place Phase 2

GOVERNING LEGISLATION:

RCW 58.17 (Plats -- Subdivisions – Dedications); RDC 18.600 (Subdivisions-General), RDC 18.620 (Procedures for Subdivision), and RDC 18.640 (Improvement Requirements)

PREVIOUS COUNCIL ACTION TAKEN: Approval of Pioneer Place Phase 1 at the regular scheduled City Council meeting held on December 15, 2016.

SUMMARY/BACKGROUND:

The Hearings examiner granted conditional approval to the preliminary plat for the Pioneer Place subdivision through issuance of a Final Order on March 21, 2007 to divide the 9.38 acre property into 46 single family lots. A post decision review was approved on November 8, 2016 which split the subdivision into two phases. This phase 2 final plat contains 39 of the 46 lots.

Planning and engineering staff have reviewed the final plat application and have determined that the final plat complies with the 2007 and 2016 Final Orders, the approved engineering plans and other applicable standards and regulations. There are several outstanding issues that must be met by the applicant as part of the final plat approval process prior to City signatures on the face of the final plat. The issues are noted on the attached Final Plat memo, and include items such as proof of easement or ownership has been acquired for off-site improvements. As such, staff is recommending a conditional approval of final plat.

BUDGET/FINANCIAL IMPACTS:

Approval of this final plat will create 39 legal single family lots of record that will provide new property tax revenue to the City. Approval of this plat will dedicate new streets and water facilities. The dedication of this public infrastructure will require the City to conduct operations and maintenance activities on these facilities. The costs of operations and maintenance will be partially off-set by the new property tax revenue.

Approved to be placed on City Council Agenda:

RECOMMENDED ACTION OR MOTION:

“I move to approve of the final plat for the Pioneer Place Phase 2 subdivision subject to the conditions provided for in the January 9, 2017 Memorandum from the Community Development Director.”

STAFF CONTACT: Jeff Niten, Community Development Director

ATTACHMENTS: PIONEER PLACE PH 2 SHEET 1 (PDF)
PIONEER PLACE PH 2 SHEET 2 (PDF)
Pioneer_Place_Ph2_Final_Plat_Staff_Memo_010917 (PDF)
Pioneer Place photo (PDF)
RESIDENTIAL DESIGN GUIDELINES (002) (PDF)

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

NOTES:

- ALL ROADS IN THIS PLAT ARE DEDICATED TO THE CITY OF RIDGEFIELD UNLESS NOTED OTHERWISE.
- IMPACT FEES AND SYSTEM DEVELOPMENT CHARGES SHALL BE ASSESSED BASED ON FEE SCHEDULES IN EFFECT AT THE TIME OF BUILDING PERMIT ISSUANCE.
- MINIMUM LOT AREA – 5,000 SF
THE MINIMUM YARD SETBACKS:
FRONT 15'
SIDE 5'
STREET SIDE 15'
REAR 10'
GARAGE – 18'
AVERAGE MINIMUM LOT WIDTH – 50 FEET
AVERAGE MINIMUM LOT DEPTH – 80 FEET
LOT COVERAGE – 35%
MAXIMUM IMPERVIOUS SURFACE – 50%
- CITY OF RIDGEFIELD FINAL PLAT NUMBER "PLZ-06-108"
- PURSUANT TO RCW 27.53.060 IT IS UNLAWFUL TO REMOVE OR ALTER ANY ARCHAEOLOGICAL RESOURCE OR SITE WITHOUT HAVING OBTAINED A WRITTEN PERMIT FROM THE WASHINGTON STATE OFFICE OF ARCHEOLOGY AND HISTORIC RESERVATION. UPON ANY DISCOVERY OF POTENTIAL OR KNOWN ARCHAEOLOGICAL RESOURCES AT THE SUBJECT SITE PRIOR TO OR DURING ON-SITE CONSTRUCTION, THE DEVELOPER, CONTRACTOR, AND/OR ANY OTHER PARTIES INVOLVED IN CONSTRUCTION SHALL IMMEDIATELY CEASE ALL ON-SITE CONSTRUCTION, SHALL ACT TO PROTECT THE POTENTIAL OR KNOWN HISTORICAL AND CULTURAL RESOURCES AREA FROM OUTSIDE INTRUSION, AND SHALL NOTIFY, WITHIN A MAXIMUM PERIOD OF TWENTY FOUR HOURS FROM THE TIME OF DISCOVERY, THE CITY OF RIDGEFIELD COMMUNITY DEVELOPMENT DEPARTMENT OF SAID DISCOVERY.
- LOTS X AND X SHALL RECEIVE IMPACT FEE CREDITS
- ALL HOMES IN THE DEVELOPMENT SHALL BE DESIGNED TO COMPLY WITH THE RESIDENTIAL DESIGN GUIDELINES FOUND IN SECTION 4.8 OF THE PROJECT COVENANTS, CONDITIONS, AND RESTRICTIONS.

PERIMETER DESCRIPTION:

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

TRACT "B AND "C" OF PIONEER PLACE PHASE 1, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK 311 OF PLATS, AT PAGE 862, RECORDS OF CLARK COUNTY, WASHINGTON.

CONTAINING 5.70 ACRES, MORE OR LESS.

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

SURVEY REFERENCES:

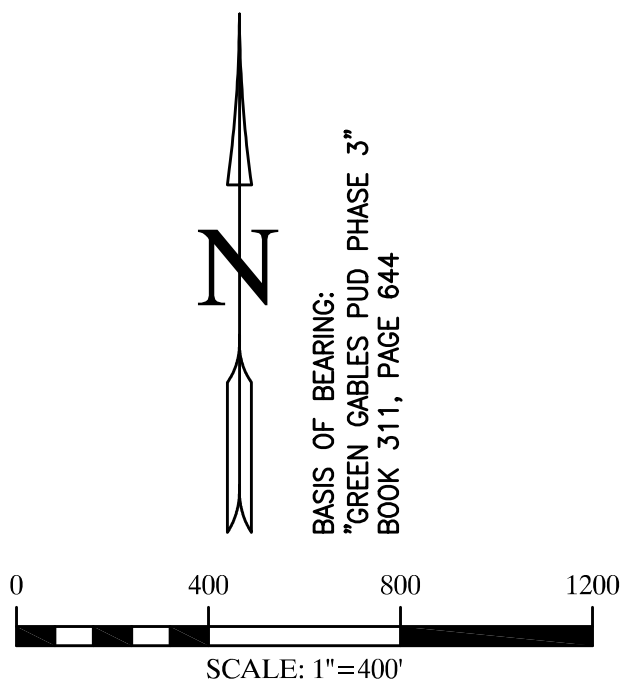
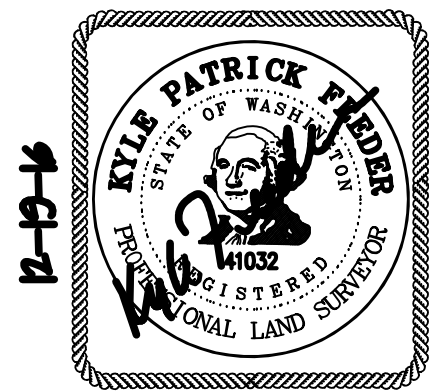
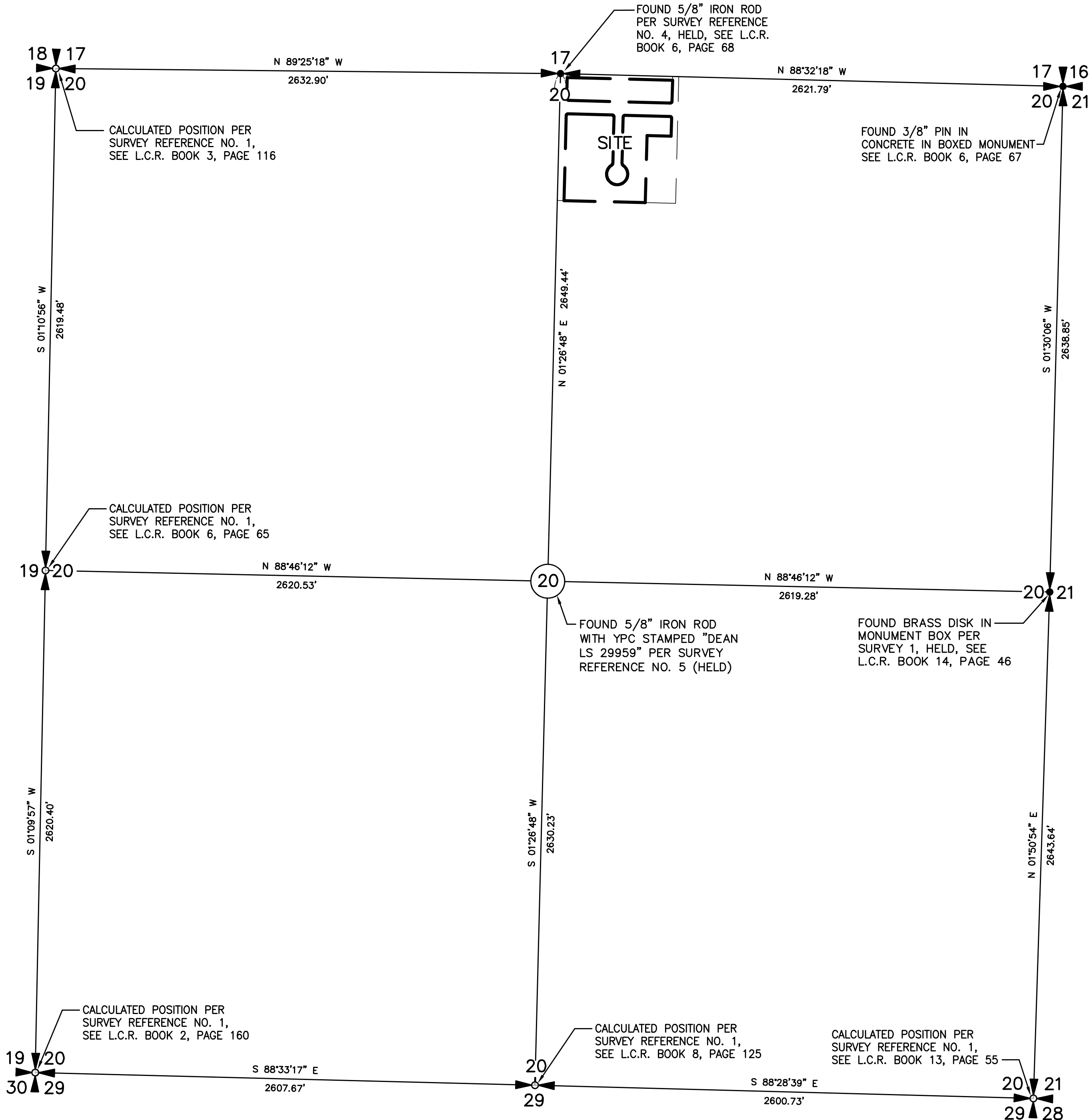
- MONTGOMERY SURVEY, BOOK 11, PAGE 30
- HAGEDORN SURVEY, BOOK 14, PAGE 160
- HART SURVEY, BOOK 21, PAGE 68
- HART SURVEY, BOOK 24, PAGE 70
- GREEN CABLES PUD, PHASE 3, BOOK 311, PAGE 644
- GREEN CABLES PUD PHASE 2 NORTH, BOOK 311, PAGE 653
- PIONEER PLACE PHASE 1, BOOK 311, PAGE 862.

DEED REFERENCE:

GRANTOR: THE ESTATE OF BRETT M. GILBET; LISA K. GILBERT AND VIRGINIA FORDHAM, TRUSTEE OF THE
FORDHAM CREDIT SHELTER TRUST
GRANTEE: PIONEER PLACE RIDGEFIELD LLC
AFN: 5325198
DATE: 9-14-2016

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

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



PIONEER PLACE PHASE 2 SUBDIVISION

IN TRACTS "B" AND "C" OF
PIONEER PLACE PHASE 1 (311-862)
IN A PORTION OF
THE NW 1/4 OF THE NE 1/4
SECTION 20, T. 4 N., R.1 E., W.M.,
CITY OF RIDGEFIELD
CLARK COUNTY, WASHINGTON

CITY COMMUNITY DEVELOPMENT DIRECTOR:

CITY COMMUNITY DEVELOPMENT DIRECTOR _____ DATE _____

CITY PUBLIC WORKS DIRECTOR:

CITY PUBLIC WORKS DIRECTOR _____ DATE _____

CITY ENGINEER:

CITY OF RIDGEFIELD ENGINEER _____ DATE _____

CITY MAYOR:

APPROVED AND ACCEPTED BY THE CITY OF RIDGEFIELD, COUNTY OF CLARK,
STATE OF WASHINGTON, THIS _____ DAY OF _____, 2016.

MAYOR, CITY OF RIDGEFIELD

ATTESTED BY: _____
CITY CLERK

CLARK REGIONAL WASTEWATER DISTRICT

GENERAL MANAGER _____ DATE _____

ASSESSOR:

THIS PLAT MEETS THE REQUIREMENTS OF R.C.W. 58.17.170, LAWS OF
WASHINGTON, TO BE KNOWN AS "PIONEER PLACE PHASE 2"
SUBDIVISION PLAT NO. _____
IN THE COUNTY OF CLARK, STATE OF WASHINGTON.

COUNTY ASSESSOR _____ DATE _____

AUDITORS CERTIFICATE:

FILED FOR RECORD, THIS _____ DAY OF _____ 2016
IN BOOK _____ OF PLATS, AT PAGE _____

CLARK COUNTY AUDITOR

AUDITORS FILE NUMBER

SURVEYOR'S CERTIFICATE:

I, KYLE PATRICK FEEDER, A PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT OF PIONEER PLACE PHASE 2 AS SHOWN IS A TRUE RETURN FROM THE FIELD AND IS BASED UPON THE ACTUAL SURVEY AND SUBDIVISION OF SECTION 20, TOWNSHIP 4 NORTH, RANGE 1 EAST; THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN THEREON CORRECTLY AND THAT THE MONUMENTS AND LOT CORNERS HAVE BEEN SET ON THE GROUND AS SHOWN ON THE PLAT.

THIS MAP CORRECTLY REPRESENTS AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF PIONEER PLACE RIDGEFIELD LLC IN SEPT. 2016.

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

UTILITY AND SIDEWALK EASEMENT:

AN EASEMENT IS HEREBY RESERVED UNDER AND UPON THE EXTERIOR SIX (6) FEET OF ALL LOT LINES ADJACENT TO PUBLIC AND/OR PRIVATE ROADS AND TRACTS AND 3 FEET ON SIDE BOUNDARY LINES OF ALL LOTS FOR THE INSTALLATION, CONSTRUCTION, RENEWING, OPERATING AND MAINTAINING ELECTRIC, TELEPHONE, TV CABLE, WATER AND SANITARY SEWER SERVICES. ALSO A SIDEWALK EASEMENT AS NECESSARY TO COMPLY WITH ADA SLOPE REQUIREMENTS UPON THE EXTERIOR SIX (6) FEET ALONG THE FRONT BOUNDARY LINES OF ALL LOTS ADJACENT TO PUBLIC STREETS.

SIDEWALK NOTE:

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

DATE:	12-19-16
SCALE:	1"=400'
JOB NO.:	16-068
CALC BY:	KPF
DRAWN BY:	GLF
CHECKED BY:	KPF
SHEET	1 OF 2

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

PIONEER PLACE PHASE 2 SUBDIVISION

IN TRACTS "B" AND "C" OF
PIONEER PLACE PHASE 1 (311-862)
IN A PORTION OF
THE NW 1/4 OF THE NE 1/4
SECTION 20, T. 4 N., R. 1 E., W.M.,
CITY OF RIDGEFIELD
CLARK COUNTY, WASHINGTON

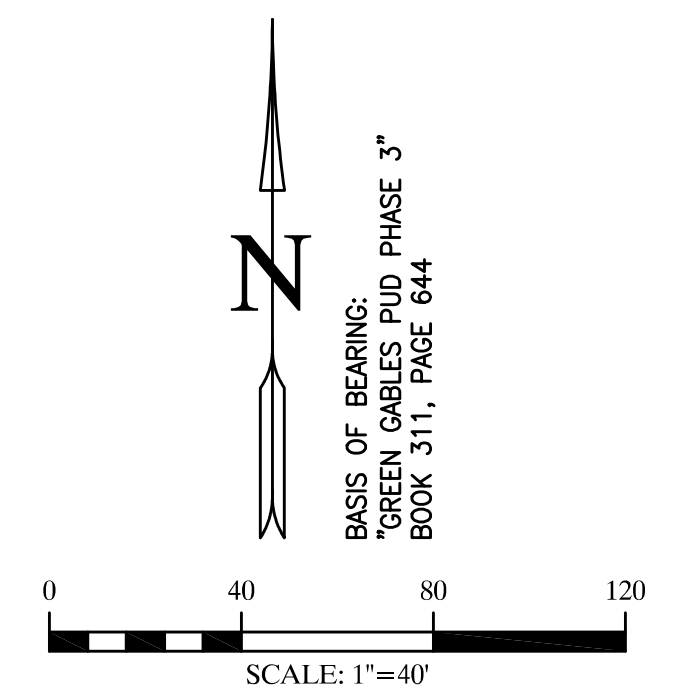
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	15.71'	10.00'	89°59'06"	N 43°32'45" W	14.14'
C2	15.71'	10.00'	89°59'16"	S 46°28'04" W	14.14'
C3	15.71'	10.00'	90°00'44"	N 43°31'56" W	14.14'
C4	15.71'	10.00'	90°02'17"	S 46°26'34" W	14.15'
C5	3.14'	15.00'	11°59'58"	N 04°34'34" W	3.14'
C6	11.56'	15.00'	44°08'31"	N 32°38'49" W	11.27'
C7	51.61'	55.00'	53°45'35"	N 27°50'17" W	49.73'
C8	35.44'	55.00'	36°54'52"	S 17°29'57" W	34.83'
C9	35.44'	55.00'	36°54'52"	N 54°24'48" E	34.83'
C10	35.62'	55.00'	37°06'22"	N 88°34'35" W	35.00'
C11	35.44'	55.00'	36°54'52"	S 51°33'58" E	34.83'
C12	35.44'	55.00'	36°54'52"	S 14°39'06" E	34.83'
C13	51.61'	55.00'	53°45'35"	S 30°41'07" W	49.73'
C14	11.54'	15.00'	44°04'35"	N 35°31'37" E	11.26'
C15	3.16'	15.00'	12°03'55"	N 07°27'22" E	3.15'
C16	15.70'	10.00'	89°57'43"	S 43°33'26" E	14.14'
C17	15.70'	10.00'	89°58'37"	S 46°28'07" W	14.14'

FENCE CALLS

- A 6' WOOD FENCE, 0.2' SOUTH
- B 6' WOOD FENCE, 0.1' SOUTH
- C 6' WOOD FENCE, 0.2' SOUTH

LEGEND

- INDICATES FOUND MONUMENT PER SURVEY REFERENCE NO. 7 UNLESS NOTED OTHERWISE
- ⊙ INDICATES 1/2" x 24" IRON ROD WITH (FEEDER 41023) CAP SET
- INDICATES CALCULATED POSITION
- ⊗ INDICATES ROCK NAIL WITH BRASS WASHER INSCRIBED "FEEDER 41032" SET AT THE EXTENSION OF ALL LOT LINES IN THE CURB FOR THE PURPOSE OF LINE NOT DISTANCE.
- AFN INDICATES AUDITOR'S FILE NUMBER
- L.C.R. INDICATES LAND CORNER RECORD
- APN INDICATES ASSESSORS' PARCEL NUMBER
- SF INDICATES SQUARE FEET
- — — INDICATES CENTERLINE
- — — INDICATES SUBJECT PROPERTY
- — — INDICATES LOT LINE
- - - - - INDICATES BUILDING SETBACK LINE



DATE:	12-19-16
SCALE:	1"=40'
JOB NO.:	16-068
CALC BY:	KPF
DRAWN BY:	GLF
CHECKED BY:	KPF
SHEET	2 OF 2

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

January 10, 2017

Mr. Mark Voegele
6000 NW 334th St.
Ridgefield, WA 98642
markv450@aol.com

Subject: Pioneer Place Phase 2 Final Plat (PLZ-16-0103)

Dear Mr. Voegele,

On December 21, 2016, the City received an application for final plat approval for the Pioneer Place Subdivision Phase 2.

I. Basic Facts

Owner: Mark Voegele, 6000 NW 334th St. Ridgefield, WA 98642; Phone: 360.901.7232, Email: markv450@aol.com

Property Information: 844 N 35th Ave. Ridgefield, WA 98642; Sec 20 T4N R1E WM #77 #79; Assessor's PIN 213800000 and 213798000; 9.38 acres; Phase 2 includes 39 of 46 lots

II. Documents Received

- Final Plat Application Form & Checklist
- Plat Sheet 1 and Plat Sheet 2
- Title Report
- Perimeter and Lot Descriptions
- Conditions of Approval Narrative

Please provide a recent Deed Report within 30 days.

III. Background

The Ridgefield Hearing Examiner issued the Final Order approving the Pioneer Place Subdivision on March 21, 2007 (PLZ-06-108). Additionally, a post-decision review (PLZ-16-0076) was approved on November 8, 2016. The Conditions of Approval are attached.

The Final Plat must demonstrate compliance with the findings and conditions of approval in the Final Order and post-decision review and applicable City regulations and standards. The purpose of this review is to consider whether the applicant has met the conditions of approval, the Ridgefield Development Code, and the City Engineering Standards for Public Work. The City's review team evaluated the final plat materials you provided for Pioneer Place and offers the following combined comments.

IV. Engineering Comments

Engineering comments are provided below.

1. Note 6 reads "Lot X and X shall receive impact fee credits".
2. Right-of-way dedication does not specify AFN.
3. The reply to narrative section C.2 indicates that the proportionate share for improvements will be funded through TIF fees. The proportionate share cost is a separate item.

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

V. Land Use Planning Comments

At final plat an applicant shall provide a written narrative demonstrating compliance with each condition of approval in the Final Order.

1. Each single-family residence shall provide at least two off-street parking spaces. Off-street parking must be setback a minimum of 18 feet from the sidewalk to prevent vehicles from interfering with sidewalk travel. The applicant provided setback notes on the plat, including an 18-foot garage setback for off-street parking, as well as a note that all homes in the development shall be designed to comply with the residential design guidelines found in Section 4.8 of the project covenants, conditions, and restrictions. The location of the parking spaces must be provided at the time of building permits.
2. Seven driveways shall be constructed off N. 35th Ave. with a minimum 5-foot separation. The final plat must show the required driveways for the phase under review. Therefore, if the driveways will be constructed as a part of Phase 2, the Phase 2 final plat with driveways must be provided within 30 days, prior to signing the final site plan approval.
3. A covenant must be prepared for Parcel #213713-000 that shall identify the type of critical area, the buffer width, and a note stating that the identified critical area is a protected area and subject to regulation by the City of Ridgefield, RDC 18.280. The covenant should run in perpetuity and the recordation should be noted on the plat. The covenant must be submitted prior to approval of the Cedar Creek development. There are mapped wetlands located in the southwest corner of the development. If critical areas or critical area buffers within Pioneer Place Phase 2 will be protected, they must be shown on the plat with a note identifying that these critical areas are protected pursuant to RDC 18.280, unless the project has complied with the requirements of the *State Department of Ecology* as referenced in their February 21, 2007 letter and recommendations made in the Wetland Buffer Enhancement Plan submitted by Ecological Land Services, Inc, dated January 21, 2007. If applicable to Phase 2, the final plat with critical areas, critical area buffers, and the note and recording must be provided within 30 days, prior to signing the final site plan approval.
4. Submit evidence that easements or ownership has been acquired for all off-site improvements. An easement has been prepared to cover the stormwater facility area that is located on the adjacent Cedar Creek development and provides stormwater control for both sites. As both projects are owned by the same developer, rights to use the stormwater facilities to both developments will be granted. An agreement is being finalized for the sanitary sewer piping,

access road, and pump station on the adjacent property to the north where the pump station serving Phase 2 will be located. The final agreement must be provided to the City within 30 days, prior to signing the final plat approval.

5. There are mapped wetlands located in the southwest corner of the development. If the wetlands are to be protected, the developer shall install temporary wetland buffer signs and fencing prior to final plat approval, complying with RDC 18.280.050.C.3. Temporary wetland signs and fencing (or bonding for it) is required prior to final plat approval. In accordance with RDC 18.280, permanent wetland signs and fencing shall be installed prior to issuance of building permits.
6. Unless otherwise authorized, all buildings and other structures shall be set back a minimum of five (5) feet from the edges of all critical areas buffers. Uses allowed in this minimum setback area include landscaping, uncovered decks, building overhang that extend no more than twenty-four (24) inches into the setback. Plans showing compliance critical area setbacks must be provided prior to issuance of building permits
7. Landscaping shall be installed pursuant to the approved plan and trees planted at 25 feet on center in accordance with RDC 18.21.150 prior to issuance of the final occupancy permit. A landscaping plan must be provided to the City within 30 days, prior to signing the final plat approval.

Contact Donette Miranda at (503) 880-5886 (donette@mirandaplanning.com) with planning questions.

VI. Addressing

See attached Plat and Addressing Table and Map.

Please submit revised plat plans with the above comments addressed. Please do not hesitate to contact the resource listed above if you have any questions or comments regarding this review.

Thank you,

Jeff Niten
Ridgefield Community Development Director

ORDER

The Hearing Examiner APPROVES the final plat (Hearing Exhibit C) for PLZ-16-0103 (Pioneer Place Subdivision) subject to the following conditions of approval.

CONDITIONS OF APPROVAL

Final Order

A. General. The following are general conditions of approval that apply to the project:

1. Unless otherwise specified herein, at the time of construction and at all times thereafter, the developer shall comply with all approval requirements established in applicable plans, policies, regulations and standards adopted at the time of this application, including but not limited to, the Ridgefield Urban Area Comprehensive Plan (RUACP), the Ridgefield Capital Facilities Plan (RCFP), the Ridgefield Development Code (RDC), the Ridgefield Engineering Standards for Public Works (Engineering Standards), current water and sanitary sewer plans, and the Stormwater Management Manual for the Puget Sound Basin (Puget Sound Manual).
2. If no construction has begun within five (5) years of the date of preliminary approval, such approval shall expire and all permits and approvals shall become null and void, and a new application, subject to applicable laws and regulations then in effect, shall be required for any development on the subject property.
3. The project shall comply with the recommendations made in the Wetland Buffer Enhancement Plan submitted by Ecological Land Services, Inc, dated January 21, 2007.
4. Upon any discovery of potential or known archaeological resources at the subject site prior to or during on-site construction, the developer, contractor, and/or any other parties involved in construction shall immediately cease all on-site construction in accordance with RCW 27.53.060.
5. Apply for a demolition permit with the City of Ridgefield Community Department for all structures to be removed on the site.
6. Each single-family residence shall provide at least two off-street parking spaces. Off-street parking must be setback a minimum of 18 feet from the sidewalk to prevent vehicles from interfering with sidewalk travel.
7. All aspects of development of the subdivision shall follow the requirements of the State Department of Ecology as referenced in their February 21, 2007 letter.

B. The following must be accomplished prior to Engineering Approval (Note: Engineering Approval is required prior to commencement of any on-site construction except that on-site grading may take place through a City-approved grading permit):

1. With the exceptions of the modifications approved herein, all public improvements shall be designed and constructed in accordance with the City of Ridgefield Engineering Standards.
2. Street and Frontage Improvements must be designed as follows:
 - a. North 35th Avenue and North 10th Street half-width improvements to the Standard Collector Standard (RESPWC 2.03A),
 - b. North A Street and North 36th Drive to the Residential Local A street standards with the exceptions that North 36th Drive required half width improvements with a minimum 20-foot

- paved width and the planter strip width for North 36th Drive can be 5-ft instead of 6-ft. The temporary cul-de-sac at the south end of North 36th Drive shall be removed to construct North 36th Drive improvements.
- c. Design North A Court to Residential Local B Standards (RESPWC 2.03A).
 - d. Lots 1 through 11 must be accessed from the south on North A Street.
3. All public utility infrastructure shall be designed and approved consistent with the City of Ridgefield Engineering Standards for Public Works Construction (RESPWC), subject to final engineering approval from the Ridgefield Public Works Department as follows:
 - a. Design water system improvements per Chapter 5 of the RESPWC. A 12- inch water main shall be extended along N. 35th Avenue to the north property line. A 12-inch water main shall be extended along N. 10th Street.
 - b. Design sewer system improvements per Chapter 4 of the RBSPWC. An interim sewer lift station may be used to provide sewer service if the following conditions are met.
 - i. The developer shall demonstrate that a viable method exists for decommissioning the lift station and connecting the gravity sewer to a future extension of the T-9W gravity trunk sewer.
 - ii. The developer shall work with the neighboring property owner (developing the Cedar Creek Subdivision) to locate the proposed interim lift station as far southwest as possible on the adjacent parcel to facilitate construction of the future T-9W sewer.
 - iii. The developer shall submit a design report for the lift station evaluating system hydraulics and detailing design criteria for the interim lift station.
 - iv. The interim lift station shall meet City standards for permanent lift stations.
 4. Submit complete plans for stormwater management facilities including a final Stormwater Technical Information report. Design all storm drainage facilities as shown on the preliminary plat map to comply with the 1992 Department of Ecology Puget Sound Surface Water Design Manual. (RESPWC 3.0)
 5. Present engineered construction plans of all public improvements to Ridgefield Public Works Department and Clark County Fire District #12 for review and approval.
 6. All grading and earthwork shall be completed be at times allowed by the City of Ridgefield and under the supervision of the geotechnical engineer of record. Construction within identified critical areas and buffers is allowed only between May 1st and October 30th.
 7. A covenant shall be prepared for Parcel #213713-000 that shall identify the type of critical area, the buffer width, and a note stating that the identified critical area is a protected area and subject to regulation by the City of Ridgefield, RDC 18.280.
 8. Prior to grading, the boundary at the outer edge of the wetland buffer shall be identified with temporary signs prior to any site alteration. Such temporary signs shall be replaced with permanent signs prior to occupancy of the site.
 9. Submit evidence that easements or ownership has been acquired for all off-site improvements.
- C. The following must occur within 5 years of the date of preliminary plat approval and prior to Final Plat approval:**
1. Substantially complete all construction items listed in conditions B-2, B-3, and B-4 above. Secure for any remaining construction items in accordance with City Standards.
 2. Contribute a proportionate share or execute 'Written agreements to pay a proportionate share of the cost of intersection control improvements at the Pioneer Street and 35th Avenue Intersection. This formula will be calculated as follows: (Total Cost of Intersection Improvement) X (Projected PM Peak Trips through Intersection by Development / Total

Additional Project 2025 PM Peak Trips through Intersection) or \$726.72 per.PM peak hour trip, whichever is less.

3. In areas along residential lots, the boundary of the outer edge the wetland buffer shall be delineated with permanent survey stakes using iron or concrete markers as established by local survey standards.
4. Identify the building footprint for each lot. Building footprints shall indicate that setbacks may be satisfied for each lot. A note on the final shall reference the approved setbacks.

Proposed Setbacks Dimensional Standards

Front yard	15 feet
Side yard	5 feet
Street side yard	15 feet
Rear yard	10 feet
Garage Setback	18 feet
Lot coverage	35%
Impervious surface	50%
Building Height	35 feet

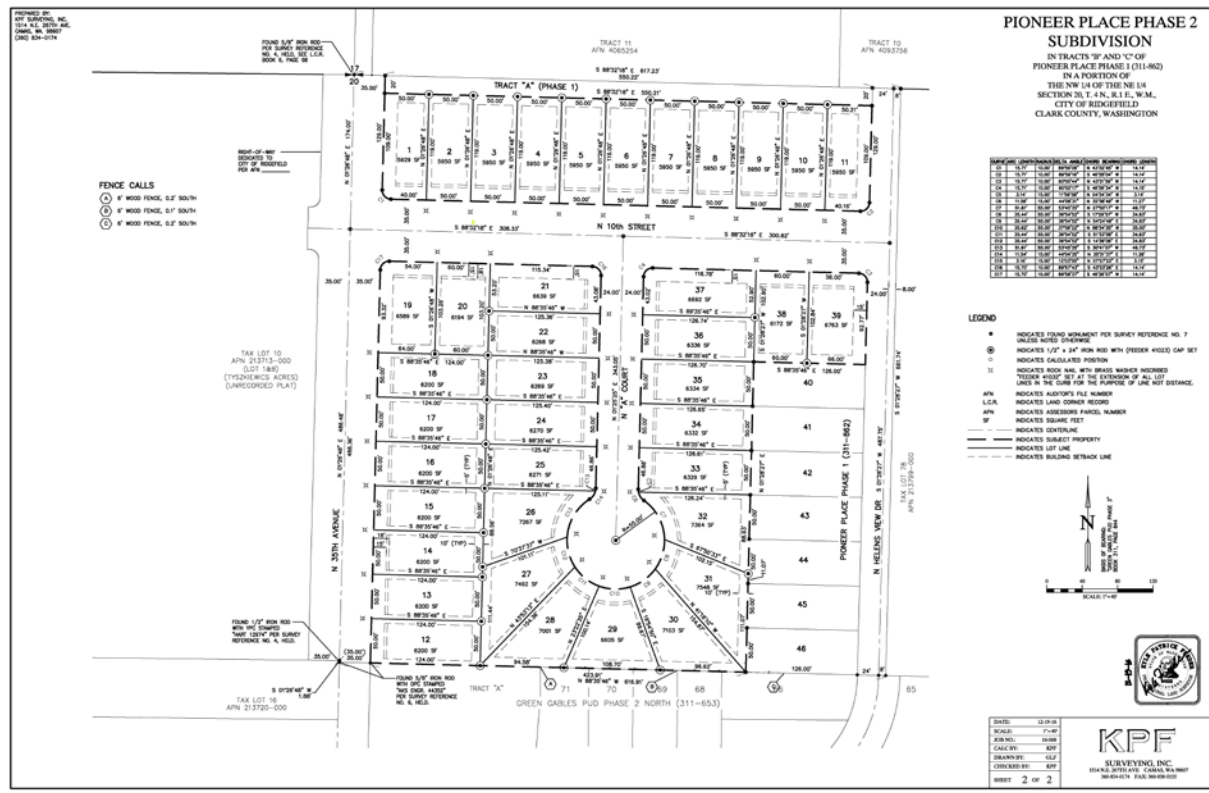
5. Submit a final landscaping plan to be reviewed and approved by the Community Development Department.
6. Execute an agreement with the owner of Pioneer Canyon PUD that specifies that 7 units of density would be transferred from the total 28 units of density available from Pioneer Canyon.

D. Prior to issuance of a building permit the applicant or successors of interest shall:

1. Pay all required impact fees and system development charges.
2. In areas along residential lots, permanent signs shall be installed and shall be wood or metal and the colors shall blend in with the natural environment. Signs shall be spaced a maximum interval of one sign per lot and at minimum every 200 feet. The sign shall state, "The area beyond this sign is a wetland or wetland buffer. Alteration or disturbance is prohibited by law. Please call the City of Ridgefield for more information."
3. Unless otherwise authorized, all buildings and other structures shall be set back a minimum of five (5) feet from the edges of all critical areas buffers. Uses allowed in this minimum setback area include landscaping, uncovered decks, building overhangs that extend no more than twenty-four (24) inches into the setback.
4. Temporary signs delineating the wetland buffers shall be installed prior to development.
5. To mitigate impacts of connecting this project to the City's water system, the applicant shall transfer any valid water rights associated with the property to the City.
6. Provide hammerhead driveways for lots using N35th Avenue for access, to prevent vehicles from backing into the street, as reviewed and approved by the City Engineer.

E. Prior to issuance of certificate of occupancy the applicant or successors in interest shall:

1. Construct sidewalks along both sides of all streets to the applicable City of Ridgefield Engineering standards.
2. All landscaping shall be installed pursuant to the approved plans.
3. All street trees shall be planted at 25 feet on center in accordance with RDC 18.210.150. Street trees shall be installed prior to issuance of the final occupancy permit.

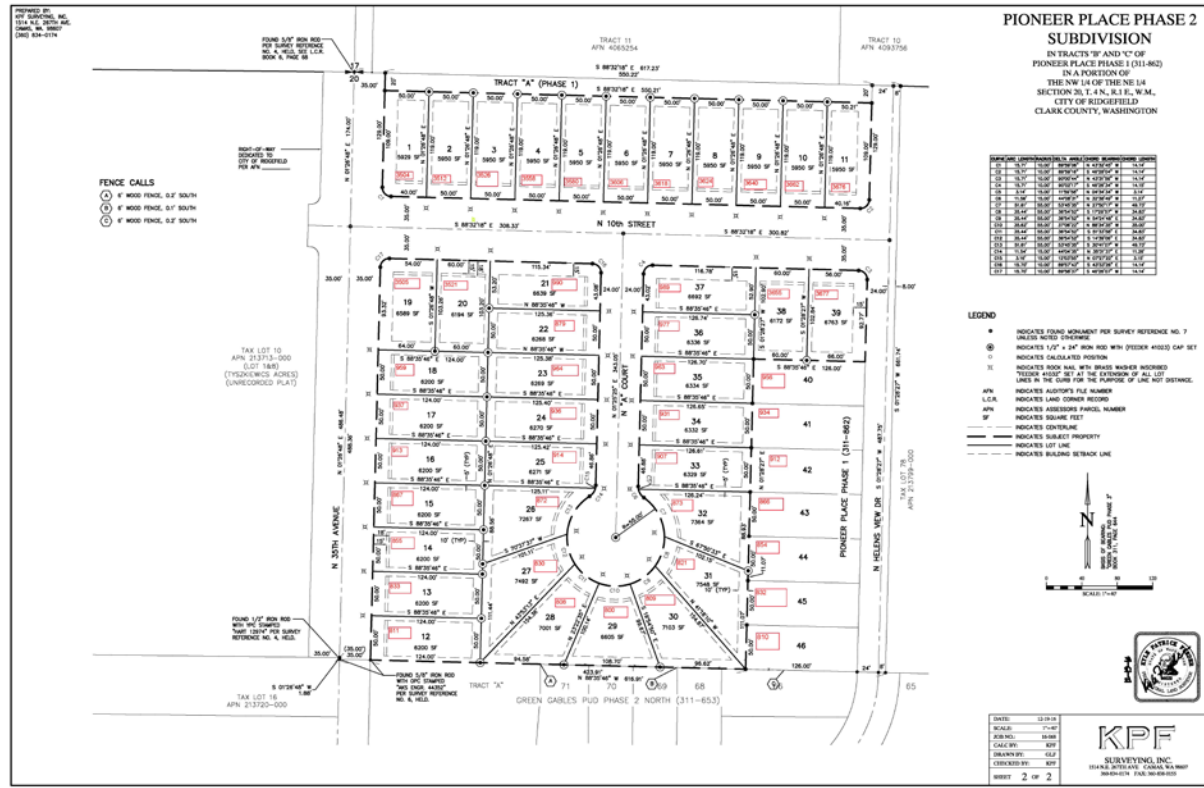


Addressing

Ascending from South to North and from West to East

Lot #	Address	Lot #	Address	Lot #	Address
East (odd) Side of Street		East (odd) Side of Street		East (odd) Side of Street	
29	800 N Gibert Court	12	811 N 35 th Avenue	1	3504 N 10 th Street
30	809 N Gibert Court	13	833 N 35 th Avenue	2	3512 N 10 th Street
31	821 N Gibert Court	14	855 N 35 th Avenue	3	3526 N 10 th Street
32	873 N Gibert Court	15	867 N 35 th Avenue	4	3558 N 10 th Street
33	907 N Gibert Court	16	913 N 35 th Avenue	5	3580 N 10 th Street
34	931 N Gibert Court	17	937 N 35 th Avenue	6	3606 N 10 th Street

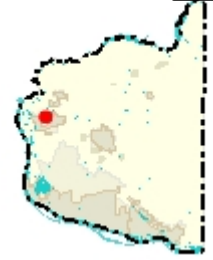
35	963 N Gibert Court	18	959 N 35 th Avenue	7	3618 N 10 th Street
36	977 N Gibert Court			8	3624 N 10 th Street
37	989 N Gibert Court			9	3640 N 10 th Street
West (even) Side of Street				10	3662 N 10 th Street
28	808 N Gibert Court			11	3676 N 10 th Street
27	830 N Gibert Court			South (odd) Side of Street	
26	872 N Gibert Court			19	3505 N 10 th Street
25	914 N Gibert Court			20	3521 N 10 th Street
24	936 N Gibert Court			38	3655 N 10 th Street
23	964 N Gibert Court			39	3677 N 10 th Street
22	978 N Gibert Court				
21	990 N Gibert Court				





Pioneer Place

4.1.d



Legend

- Building Footprints
- Taxlots
- ImageOrtho
 - Red: Band_1
 - Green: Band_2
 - Blue: Band_3
- ImageBestRes
 - Red: Band_1
 - Green: Band_2
 - Blue: Band_3
- Cities Boundaries
- Urban Growth Boundaries

Notes:

903.8 0 451.89 903.8 Feet

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

This map was generated by Clark County's "MapsOnline" website. Clark County does not warrant the accuracy, reliability or timeliness of any information on this map, and shall not be held liable for losses caused by using this information.

1: 5,423



Attachment: Pioneer Place photo (1204 : Pioneer Place Phase 2)

RESIDENTIAL DESIGN GUIDELINES FOR PIONEER PLACE

1. Building facades of adjacent dwellings shall be differentiated from each other. That differentiation may be accomplished through many methods including, but not limited to:
 - a. Distinguishably different roof line through orientation, structure, pitch, etc.
 - b. Brick or rock accents.
 - c. Differing garage orientations (side, front)
 - d. Bay window(s) facing the street.
 - e. Windows trim variation.
 - f. Vertical breaks.
 - g. Different paint colors and/or different types of siding.
 - h. Construct homes with differing numbers of stories.
 - i. Any other method which in the opinion of the Community Development Director meets the intent of the code.

Each adjacent dwelling including those immediately across the street shall choose a minimum of three (3) options from the list above to insure differentiation between the front facades of homes located next to each other.

2. Each single-family residence shall contain a porch or covered entry area for the primary entrance facing or accessible from the public or private street serving the residence.
3. The rear of each structure will be required to have a covered patio measuring a minimum of 0.25% of the rear facade and two items from the list provided under (1) (a-i) above.
4. Each residence shall contain at least three of the following features:
 - a. Garage with decorative door(s);
 - b. Bay window(s) facing the street;
 - c. Cross gable roof (separate gable ends that intersect meeting in a valley);
 - d. Roof dormer(s);
 - e. Cupolas or towers;
 - f. Pillars or posts;
 - g. Eaves, with a minimum six-inch projection;
 - h. Off-sets in building face by a minimum of sixteen inches;
 - i. Balconies;
 - j. Decorative patterns on exterior finish (e.g., scales/shingles, wainscoting, ornamentation, and similar features);
 - k. Use of contrasting materials, such as brick or stone, on a minimum of twenty-five percent of the facade;
 - l. Decorative cornices and rooflines (e.g., for flat roofs);
 - m. Trim a minimum of two inches wide around the windows facing a public street;
 - n. Varied roof line with at least one intersecting plane; and
 - o. Other architectural elements, other than color, glass or lighting, including varying texture and materials within the same building, or massing, window voids, or other elements the director finds compatible with the residential character of the zone.