



**RIDGEFIELD CITY COUNCIL
MEETING AGENDA**

**Thursday, January 10, 2019
Ridgefield Community Center
210 N. Main, Ridgefield, WA 98642**

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

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

II. PUBLIC COMMENT

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

III. CONSENT AGENDA

- 1. Approval of Claims And/Or Payroll**
- 2. Approval of Minutes from the December 20, 2018 Meeting**

IV. PRESENTATION

- 1. Ridgefield Police Department Donation to Pink Lemonade Project**
- 2. Third Quarter 2018 Financial Report - Kirk Johnson, Finance Director**

V. BUSINESS

- 1. Resolution No. 552 – Approval of Declaring Certain Property as Surplus and Authorizing Its Disposition - Kirk Johnson, Finance Director**
- 2. Motion - Approval of Taverner Ridge Phase 10 Final Plat - Steve Stuart, City Manager**

VI. PUBLIC HEARING/BUSINESS

- 1. Public Hearing and First Reading of Ordinance No. 1286 - School Impact Fees Amendment - Steve Stuart, City Manager**

VII. PUBLIC COMMENT

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

VIII. COUNCIL/PRESIDING OFFICER/STAFF REPORTS

- 1. Council**
- 2. Mayor**
- 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 10, 2019
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 10 2019 Claims Report (PDF)

City of Ridgefield
Claims Payment Report
For Approval on: January 10th, 2019

Sum of Amount					
Vendor Name	Vendor Number	Invoice Number	Resp. Department	Description	Total
Above & Beyond Hydroseed Inc.	UB*00178	(blank)	Genl Govt/Facilities	Refund Check	265.83
Above & Beyond Hydroseed Inc. Total					265.83
ADAM CAROLUS	2494	2494-201901	Public Safety	Defensive Tactics	520.00
ADAM CAROLUS Total					520.00
ANDERSON SIGNS INC.	2569	45771	Genl Govt/Facilities	Board Position Signs - Nameplates	(3.15)
			Public Works	Board Position Signs - Nameplates	16.85
			Community Development	Board Position Signs - Nameplates	33.75
ANDERSON SIGNS INC. Total					47.45
ARAMARK UNIFORM SERVICES	32	863749846	Genl Govt/Facilities	City Hall/PW/CDD/PD Floor Mats	7.09
			Public Safety	City Hall/PW/CDD/PD Floor Mats	4.47
			Public Works	City Hall/PW/CDD/PD Floor Mats	3.90
			Community Development	City Hall/PW/CDD/PD Floor Mats	3.93
		863760174	Genl Govt/Facilities	PW/CDD Uniforms and Floor Mats	2.19
			Public Works	PW/CDD Uniforms and Floor Mats	42.03
			Community Development	PW/CDD Uniforms and Floor Mats	8.36
		863760173	Genl Govt/Facilities	City Hall/PW/CDD/PD Floor Mats	7.09
			Public Safety	City Hall/PW/CDD/PD Floor Mats	4.47
			Public Works	City Hall/PW/CDD/PD Floor Mats	3.90
			Community Development	City Hall/PW/CDD/PD Floor Mats	3.93
		863749847	Genl Govt/Facilities	PW Uniforms and Floor Mats	2.19
			Public Works	PW Uniforms and Floor Mats	42.03
			Community Development	PW Uniforms and Floor Mats	8.36
ARAMARK UNIFORM SERVICES Total					143.94
ASSOCIATION OF WASHINGTON CITIES	41	67379	Genl Govt/Facilities	AWC Safety Alliance Program Member Fee	2,625.35
ASSOCIATION OF WASHINGTON CITIES Total					2,625.35
BLAIRCO INC	1493	18-94318	Genl Govt/Facilities	City Hall HVAC Maint	280.76
		18-94319	Community Development	CDD HVAC Maint	215.72
BLAIRCO INC Total					496.48
BLAZE CONE COMPANY	3113	30154	Genl Govt/Facilities	City Cones	(15.74)
			Public Works	City Cones	1,066.49
			Community Development	City Cones	50.25
BLAZE CONE COMPANY Total					1,101.00
CFM STRATEGIC COMMUNICATIONS INC.	2551	24834	Genl Govt/Facilities	DEC 2018 Lobbyist	4,530.00
CFM STRATEGIC COMMUNICATIONS INC. Total					4,530.00
CITY OF BATTLE GROUND	92	INV00040	Judicial	NOV 2018 Court Costs	9,154.85
CITY OF BATTLE GROUND Total					9,154.85
CITY OF RIDGEFIELD	95	ENG-18-0135	Public Works	S 8th Ave Encroachment Permit	150.00
CITY OF RIDGEFIELD Total					150.00
CLARK COUNTY	102	31010322	Public Safety	1st QTR 2019 - CRESA Operations/Radio Fees	20,289.75

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CLARK COUNTY	102	31010301	Public Safety	2019 Annual Payment	20,223.97
		170011060	Public Safety	NOV 2018 Range Rental	100.00
		31010306	Public Safety	1ST QTR 2019 CRESA Emergency Mgmt Per Capita Fees	2,138.25
		240005824	Public Works	OCT 2018 Upper Daybreak EF-20	413.60
		220005257	Judicial	NOV 2018 Supervision and Interviews	424.18
CLARK COUNTY Total					43,589.75
CLARK COUNTY TRANSMISSION	3114	1015	Public Safety	Vehicle Maint - Turkov	138.10
		1026	Public Safety	Vehicle Maint	160.43
CLARK COUNTY TRANSMISSION Total					298.53
CLARK PUBLIC UTILITIES	110	7206-648-3-20190110	Public Works	Municipal Lighting Lease	6,288.32
		7206-580-8-20190110	Public Works	301 N 3rd Ave	103.03
			Community Development	301 N 3rd Ave	103.03
		7206-644-2-20190110	Public Works	City Park/Water Well	1,755.75
		7469-413-4-2019	Public Works	Traffic Signal - Hillhurst Royal Rd	1,404.63
		7206-578-2-20190110	Genl Govt/Facilities	230 Pioneer Ave	189.74
		7206-605-3-20190110	Public Works	N 1st Cir & N 65th Ave - Park & Ride	89.43
		7206-552-7-20190110	Public Works	214 S Riverview Dr	57.76
		7206-643-4-20190110	Public Works	400 N Abrams Park Rd	566.34
		7206-555-0-20190110	Public Works	109 W Division St - Electricity	317.07
		7206-645-9-20190110	Public Works	N Abrams Park/E Division	140.77
		7206-694-7-20190110	Public Works	255 S 56th Pl - Electricity	2,344.52
		7206-456-1-20190110	Public Safety	116 N Main Avenue	302.53
CLARK PUBLIC UTILITIES Total					13,662.92
CLARK REGIONAL WASTEWATER DISTRICT	741	00518.12.2018	Genl Govt/Facilities	Refund Invoice 941	140.06
CLARK REGIONAL WASTEWATER DISTRICT Total					140.06
CLEAN WORLD MAINTENANCE INC	3105	42733	Genl Govt/Facilities	Janitorial Services December 2018	406.78
			Public Safety	Janitorial Services December 2018	230.40
			Public Works	Janitorial Services December 2018	169.99
			Community Development	Janitorial Services December 2018	256.59
CLEAN WORLD MAINTENANCE INC Total					1,063.76
COLUMBIA WEST ENGINEERING INC.	1446	16046A-6	Public Works	RORC Engineering Services	2,996.50
COLUMBIA WEST ENGINEERING INC. Total					2,996.50
COLUMBIAN PUBLISHING	116	7469	Genl Govt/Facilities	Ridge Trans Dist and 2019 Budget Approval Advertis	41.40
			Public Works	Ridge Trans Dist and 2019 Budget Approval Advertis	59.40
		4653	Public Works	Advertisements TBD and Development Agreement	46.80
			Community Development	Advertisements TBD and Development Agreement	45.00
		7562	Community Development	Advertisement School Impact Fees	97.20
		0116-20190110	Genl Govt/Facilities	Columbian Newspaper 6mo Renewal - 2019	261.00
		7577	Community Development	Advertisement Re-zone RLD-6	162.00
COLUMBIAN PUBLISHING Total					712.80
COMCAST	2271	2271-012019-109	Public Works	Communications	367.55
		2271-201901-301	Genl Govt/Facilities	PW/CDD Fax Line	2.11
			Public Works	PW/CDD Fax Line	29.30

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COMCAST	2271	2271-201901-301 2271-012019201	Community Development Genl Govt/Facilities Community Development	PW/CDD Fax Line Comm Ctr Wifi Comm Ctr Wifi	34.18 253.46 63.36
COMCAST Total					749.96
COMCAST BUSINESS	1666	73713205	Genl Govt/Facilities	Internet Svcs - City Hall Nov/Dec2018	364.75
COMCAST BUSINESS Total					364.75
COMDATA NETWORK INC.	1101	20300136 20310392 20300134 20310367	Genl Govt/Facilities Public Works Community Development Genl Govt/Facilities Public Works Community Development Public Safety Public Safety	PW/CDD Fuel XN173 PW/CDD Fuel XN173 PW/CDD Fuel XN173 PW/CDD Fuel XN173 PW/CDD Fuel XN173 PD Fuel XN795 PD Fuel XN795	138.88 1,930.08 393.72 66.44 923.34 263.50 1,367.42 1,041.47
COMDATA NETWORK INC. Total					6,124.85
COOK SECURITY GROUP	2268	670855	Genl Govt/Facilities	City Hall Alarm Monitoring 2019	360.00
COOK SECURITY GROUP Total					360.00
DAVID TAYLOR	1062	1062-012018	Council	Mileage and Parking Reimbursement	38.69
DAVID TAYLOR Total					38.69
DEPARTMENT OF LICENSING	154	REG00000000-2018 REG0000302-2018 REG0000303-2018	Genl Govt/Facilities Genl Govt/Facilities Genl Govt/Facilities	CPL Fees CPL Fees - J Pettit CPL Fees - Gilles Rosamond CPL Fees - J Ferriss	21.00 18.00 18.00 18.00
DEPARTMENT OF LICENSING Total					75.00
DICK'S TIRE FACTORY	158	D13129	Public Works	Storm Tire Disposal	220.00
DICK'S TIRE FACTORY Total					220.00
DJ'S Electrical Inc.	UB*00176	(blank)	Genl Govt/Facilities	Refund Check	330.59
DJ'S Electrical Inc. Total					330.59
DKS ASSOCIATES	1565	68488	Community Development	Ridgefield Capitol Facility Plan Update	232.50
DKS ASSOCIATES Total					232.50
DR Horton Inc	UB*00177	(blank)	Genl Govt/Facilities	Refund Check	335.22
DR Horton Inc Total					335.22
ECIVIS INC.	2316	2018-101648	Genl Govt/Facilities	Americorps Grant Proposal	600.00
ECIVIS INC. Total					600.00
FERGUSON ENTERPRISES INC # 8423	181	723284 CM109720 0652944-11 0652944-9	Public Works Public Works Public Works Public Works	Water Meters MXUs for Meter Replacement Program Credit MXUs for Meter Replacement MXUs for Meter Replacement	2,648.72 (14,634.00) 36,585.00 14,634.00
FERGUSON ENTERPRISES INC # 8423 Total					39,233.72
FUTUREWISE	3118	3118-01102019	Community Development	Cost share Clark Cnty Case No. 51745-1-11 Appeal	92.31
FUTUREWISE Total					92.31
GISI MARKETING GROUP	2811	150835	Community Development	Business Cards - Marsh	104.06
GISI MARKETING GROUP Total					104.06

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GOMES CONSULTING GROUP LLC	3112	2018RORC001	Public Works	RORC Sponsorship Market Research Project and Deck	4,250.00
GOMES CONSULTING GROUP LLC Total					4,250.00
GOVERNMENT FINANCE OFFICERS ASSOC	706	121520	Finance	GFOA 2019 Membership Rubio Romero	150.00
GOVERNMENT FINANCE OFFICERS ASSOC Total					150.00
GRAY AND OSBORNE INC	207	18274.00-6	Community Development	Abrams Park Well 11 Prelim Design and Drilling Spe	433.90
		18229.00-10	Public Works	Cemetery Booster pmp Station and NR Wtr Main	580.41
		18240.00-4	Community Development	Kennedy PUD Phase 1	528.89
		18290.00-2	Community Development	Royal Terrace	123.97
GRAY AND OSBORNE INC Total					1,667.17
GREEN SWEEP ASPHALT	3000	7387	Public Works	Street Sweeping	3,956.38
GREEN SWEEP ASPHALT Total					3,956.38
GROVER ELECTRIC AND PLUMBING	210	HA83080	Genl Govt/Facilities	Vehicle and Equipment Maint	1.65
			Public Safety	Vehicle and Equipment Maint	22.52
			Public Works	Vehicle and Equipment Maint	22.86
			Community Development	Vehicle and Equipment Maint	1.08
		HA82698	Genl Govt/Facilities	Bucket Truck Maint	2.49
			Public Works	Bucket Truck Maint	34.59
			Community Development	Bucket Truck Maint	1.63
GROVER ELECTRIC AND PLUMBING Total					86.82
GSi WATER SOLUTIONS INC.	2971	0727.001-9	Public Works	Hydrological Study	7,887.32
GSi WATER SOLUTIONS INC. Total					7,887.32
Hand Don	UB*00172	(blank)	Genl Govt/Facilities	Refund Check	4.67
Hand Don Total					4.67
HARPER HOUF PETERSON RIGHELLIS INC.	1678	44375	Public Works	Heron Drive Treatment Pond	615.36
HARPER HOUF PETERSON RIGHELLIS INC. Total					615.36
HARRY'S LAWN AND POWER EQUIPMENT	214	152590	Public Works	Equipment Maint	472.60
		152251	Public Works	Equipment Maint	154.99
		152166	Public Works	Equipment Maint	498.64
		152727	Public Works	Storm Equipment	415.17
		152591	Public Works	Equipment Maint	1,192.35
HARRY'S LAWN AND POWER EQUIPMENT Total					2,733.75
HONEY BUCKETS	223	550902254	Public Works	Davis Park Port-a-Potty	298.00
HONEY BUCKETS Total					298.00
HUMANE SOCIETY FOR SW WASHINGTON	526	4356	Public Safety	Canine Acr #F97732	140.00
HUMANE SOCIETY FOR SW WASHINGTON Total					140.00
INSTANT IMPRINTS CASCADE PARK	2371	49141	Genl Govt/Facilities	PW Uniforms	30.67
			Public Works	PW Uniforms	426.19
			Community Development	PW Uniforms	20.08
INSTANT IMPRINTS CASCADE PARK Total					476.94
INTERMEDIA.NET INC	2187	1812146913	Information Technology	Voice Service Charges NOV 2018	87.70
INTERMEDIA.NET INC Total					87.70
J & S Caldera Estate Llc	UB*00168	(blank)	Genl Govt/Facilities	Refund Check	8.96
J & S Caldera Estate Llc Total					8.96

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J.L. STOREDAHL AND SONS	558	263939	Genl Govt/Facilities	Crushed Rock for PW Metal Building	55.37
			Public Works	Crushed Rock for PW Metal Building	166.12
		264056	Genl Govt/Facilities	Crushed Rock for PW Metal Building	222.70
			Public Works	Crushed Rock for PW Metal Building	668.09
		263233-598-729	Genl Govt/Facilities	Crushed Rock for Metal Building Location	447.72
			Public Works	Crushed Rock for Metal Building Location	1,343.17
		264270	Genl Govt/Facilities	Crushed Rock PW Metal Building	167.20
			Public Works	Crushed Rock PW Metal Building	501.62
		264156	Genl Govt/Facilities	Crushed Rock for PW Metal Building	162.15
			Public Works	Crushed Rock for PW Metal Building	486.47
J.L. STOREDAHL AND SONS Total					4,220.61
JENNIFER LINDSAY	3116	3116-2018	Council	Mileage and Parking Reimbursement	96.56
JENNIFER LINDSAY Total					96.56
KIRK JOHNSON	1716	1716-201812	Genl Govt/Facilities	Mileage & Employee Reimbursement	8.67
			Finance	Mileage & Employee Reimbursement	120.12
KIRK JOHNSON Total					128.79
LARSEN SIGN CO	1784	24731	Public Safety	PD Vehicle Lettering	104.41
LARSEN SIGN CO Total					104.41
LES SCHWAB TIRES WOODLAND	272	36900536348	Community Development	Vehicle Maint - Newbill	661.51
LES SCHWAB TIRES WOODLAND Total					661.51
MALLORY SAFETY AND SUPPLY LLC	285	4567351	Public Works	Rain Gear for Jim Strickler	129.72
MALLORY SAFETY AND SUPPLY LLC Total					129.72
Mariani Mary	UB*00175	(blank)	Genl Govt/Facilities	Refund Check	32.83
Mariani Mary Total					32.83
MIKE VENNE	2982	2982-20190110	Genl Govt/Facilities	Employee Reimbursement Pesticide Classes	9.00
			Public Works	Employee Reimbursement Pesticide Classes	81.00
MIKE VENNE Total					90.00
MJB CONSULTING INC	3117	2	Genl Govt/Facilities	State Lobbyist December 2018	2,500.00
		1	Genl Govt/Facilities	State Lobbyist November 2018	2,500.00
MJB CONSULTING INC Total					5,000.00
MODERN MARKETING	3014	MMI130782	Genl Govt/Facilities	PD Tote Bags	(29.60)
			Public Safety	PD Tote Bags	382.03
MODERN MARKETING Total					352.43
MR. SPRINKLER INC.	1097	15041	Public Works	Repair backflow preventer at Abrams	217.61
MR. SPRINKLER INC. Total					217.61
NAPA AUTO PARTS	498	93849	Genl Govt/Facilities	PW Shop Operational Supplies/Mike V. Vehicle Maint	7.64
			Public Works	PW Shop Operational Supplies/Mike V. Vehicle Maint	88.15
			Community Development	PW Shop Operational Supplies/Mike V. Vehicle Maint	2.59
		93796	Public Works	Operational Supplies	91.07
		91301	Genl Govt/Facilities	Veehicle Maint	1.15
			Public Works	Veehicle Maint	7.23
			Community Development	Veehicle Maint	0.75
		93290	Genl Govt/Facilities	Vehicle Maint	0.46

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NAPA AUTO PARTS	498	93290	Public Works	Vehicle Maint	6.40
			Community Development	Vehicle Maint	0.30
		94251	Genl Govt/Facilities	Shop Small Tools	0.29
			Public Works	Shop Small Tools	3.98
			Community Development	Shop Small Tools	0.19
		91286	Genl Govt/Facilities	Vehicle Maint	1.36
			Public Works	Vehicle Maint	29.10
			Community Development	Vehicle Maint	0.69
		92717	Genl Govt/Facilities	Vehicle Maint	3.09
			Public Works	Vehicle Maint	42.97
			Community Development	Vehicle Maint	2.02
		94158	Public Works	Returned Parks Vehicle Maint	(22.82)
		94004	Genl Govt/Facilities	Parks Vehicle Maint & Nick J Truck Parts Return	(3.90)
			Public Works	Parks Vehicle Maint & Nick J Truck Parts Return	(27.48)
		93298	Genl Govt/Facilities	Vehicle Maint - Nick J.	7.89
			Public Works	Vehicle Maint - Nick J.	149.98
		93274	Genl Govt/Facilities	Vehicle Maint N. Johnson	5.00
			Public Works	Vehicle Maint N. Johnson	95.01
		92962	Genl Govt/Facilities	Vehicle Maint N. Johnson	16.84
			Public Works	Vehicle Maint N. Johnson	320.02
NAPA AUTO PARTS Total					829.97
NATIONAL BAND AND TAG CO	306	504198	Genl Govt/Facilities	2019 Dog Tags	(9.57)
			Public Safety	2019 Dog Tags	123.48
NATIONAL BAND AND TAG CO Total					113.91
NORTHWEST HYDRAULIC CONSULTANTS INC.	2918	23326	Public Works	Gee Creek Stabilization Project Consulting	6,335.40
NORTHWEST HYDRAULIC CONSULTANTS INC. Total					6,335.40
NW Natural Gas	UB*00171	(blank)	Genl Govt/Facilities	Refund Check	196.39
				Utility Refund	303.61
NW Natural Gas Total					500.00
OFFICIAL PAYMENTS CORPORATION	1701	1000001578	Public Works	Epay Fees	3.90
OFFICIAL PAYMENTS CORPORATION Total					3.90
PACIFIC OFFICE AUTOMATION	1564	61904843	Genl Govt/Facilities	Printers City Hall/CDD/PW	587.87
			Public Works	Printers City Hall/CDD/PW	361.84
			Community Development	Printers City Hall/CDD/PW	294.72
	2710	647527	Genl Govt/Facilities	Quarterly Usage - PW Printer	1.79
				Quarterly Usage - Julie Printer	5.31
			Public Works	Quarterly Usage - PW Printer	14.30
				Quarterly Usage - PW Printer/Julie Printer	10.63
			Community Development	Quarterly Usage - PW Printer	1.17
PACIFIC OFFICE AUTOMATION Total					1,277.63
PBS ENGINEERING AND ENVIRONMENTAL	342	0071272.000-7	Community Development	Developer Plan Review November 2018	3,610.00
		0070940.001-25	Public Works	RORC Phase II	5,972.40
PBS ENGINEERING AND ENVIRONMENTAL Total					9,582.40

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PETERSON CAT	1767	PC540003212	Genl Govt/Facilities	Mini Excavator Maint	21.03
			Public Works	Mini Excavator Maint	292.30
			Community Development	Mini Excavator Maint	13.77
		PC130283008	Genl Govt/Facilities	Mini Excavator Maint	10.22
			Public Works	Mini Excavator Maint	141.99
			Community Development	Mini Excavator Maint	6.69
PETERSON CAT Total					486.00
PITNEY BOWES	341	1010699534	Genl Govt/Facilities	Telephone Support for Postage Machine	108.40
PITNEY BOWES Total					108.40
POWER DMS INC.	2473	24843	Public Safety	PD Records Management System 2019	2,727.23
POWER DMS INC. Total					2,727.23
POWER RENTS LLC	2798	39116-2	Genl Govt/Facilities	PW Metal Building	235.60
			Public Works	PW Metal Building	706.78
POWER RENTS LLC Total					942.38
PURCHASE POWER	356	0356-20190110	Genl Govt/Facilities	Postage	500.00
PURCHASE POWER Total					500.00
QUICKBOX LLC	3115	1970	Genl Govt/Facilities	Two 40FT Shipping Containers	10,731.60
QUICKBOX LLC Total					10,731.60
REGAN J. WAUGH	2926	2926-20190110	Council	Legislative Breakfast Catering	1,341.78
REGAN J. WAUGH Total					1,341.78
RIDGEFIELD LANDSCAPE PRODUCTS	3021	1330	Public Works	City Debris Removal	1,378.56
RIDGEFIELD LANDSCAPE PRODUCTS Total					1,378.56
RIDGEFIELD SCHOOL DISTRICT	378	1001800017	Public Works	RORC Construction Management	3,756.00
RIDGEFIELD SCHOOL DISTRICT Total					3,756.00
Rotschy Inc.	UB*00174	(blank)	Genl Govt/Facilities	Refund Check	352.15
Rotschy Inc. Total					352.15
RPM NORTHWEST	2832	5142	Genl Govt/Facilities	Elis F350 Maint	19.39
			Public Works	Elis F350 Maint	109.89
RPM NORTHWEST Total					129.28
SANDRA DAY	1838	1838-201812	Council	Mieage and Parking Reimbursement	225.34
SANDRA DAY Total					225.34
Schwab Linda	UB*00179	(blank)	Genl Govt/Facilities	Refund Check	13.76
Schwab Linda Total					13.76
STATE OF WA DEPARTMENT OF REVENUE	1244	UCP-2018	Genl Govt/Facilities	Unclaimed Property 2018	74.62
STATE OF WA DEPARTMENT OF REVENUE Total					74.62
Stenersen Lloyd	UB*00173	(blank)	Genl Govt/Facilities	Refund Check	27.21
Stenersen Lloyd Total					27.21
SYSTEMS FOR PUBLIC SAFETY INC.	1788	33562	Public Safety	2018 Ford Interceptor Setup/Lighting/Radio	10,256.35
SYSTEMS FOR PUBLIC SAFETY INC. Total					10,256.35
THE MASTERS TOUCH LLC	1786	61075	Public Works	Delinquent Notices	311.05
		P61075	Public Works	Delinquent Notices Postage	224.66
		60893	Public Works	Rate Increase Letter	1,351.31
		P60893	Public Works	Rate Increase Mailing Postage	1,115.72

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THE MASTERS TOUCH LLC Total					3,002.74
THE PARR COMPANY	964	26437295	Public Works	Parks Caretaker House Maint	26.55
		26437125	Public Works	Brn Gutter Lok Screw Fastenmaster	53.09
		CR26423482	Public Works	Credit for Overpayment	(61.58)
THE PARR COMPANY Total					18.06
TRACY BLEHM	809	0809-20180110	Human Resources	Mileage Reimbursement - Blehm	100.71
TRACY BLEHM Total					100.71
UNLIMITED FENCE CO.	2559	1248	Genl Govt/Facilities	Smythe Trail 2018	6,584.47
UNLIMITED FENCE CO. Total					6,584.47
USA BLUEBOOK	444	767322	Public Works	Water Supplies - PVC Check Valve	353.66
		762549	Public Works	Valve Box Key 8ft Solid End	276.17
		764882	Public Works	Hose Hog	79.05
USA BLUEBOOK Total					708.88
WA STATE DEPARTMENT OF TRANSPORTATION	688	JD16200L/JD1620	Public Works	45th Round a Bout	94.62
WA STATE DEPARTMENT OF TRANSPORTATION Total					94.62
WALLIS ENGINEERING	464	14190	Public Works	S 8th Ave Improvements	4,027.42
WALLIS ENGINEERING Total					4,027.42
Grand Total					229,989.18

Attachment: January 10 2019 Claims Report (Approval of Claims And/Or Payroll)

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: January 10, 2019
ITEM: CONSENT AGENDA
AGENDA ITEM TITLE: Approval of Minutes from the December 20, 2018 Meeting

AGENDA ITEM TITLE:

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

GOVERNING LEGISLATION:

Not applicable

PREVIOUS COUNCIL ACTION TAKEN:

Not applicable

SUMMARY/BACKGROUND:

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

BUDGET/FINANCIAL IMPACTS:

Not applicable

RECOMMENDED ACTION OR MOTION:

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

1. "I move to approve the consent agenda"

STAFF CONTACT: Julie Ferriss, City Clerk

ATTACHMENTS: 12-20-2018 (PDF)



CITY OF RIDGEFIELD, WASHINGTON
City Council MEETING MINUTES
December 20, 2018

Regular Meeting - 6:30 PM

STUDY SESSION - 5:30PM

1. Washington State Legislative Agenda - [5:30 PM](#)

GENERAL SESSION CALL TO ORDER - 6:30 PM

FLAG SALUTE

ROLL CALL

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

LATE CHANGES TO THE AGENDA

Move to beginning of the meeting: Board/Commission appointments

Remove: Taverner Ridge Phase 10 Final Plat

Appointment of Parks Board Members, Position No. 1, 4 and 5

Confirm appointment of: Marie Bouvier - Position No.1; Kim Stenbak - Position No.4; Dave Zigler - Position No. 5.

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

Appointment of Salary Commission Members, Position No. 1, 2 & 5

Confirm appointment of: Shaun Ford - Position 1; Darcy Rourk - Position 2; Victoria Haugen - Position 5.

Attachment: 12-20-2018 (Approval of Minutes)

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

Appointment of Civil Service Commission Member, Position No. 2

Confirm appointment of: Mike Jones - Position 2.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Ron Onslow, Councilor
SECONDER:	Jen Lindsay, Councilor
AYES:	Onslow, Taylor, Wells, Stose, Wertz, Day, Lindsay

Appointment to the Clark County Arts Commission

Confirm appointment of: Liz Kollings.

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

Appointment to the Clark County Mosquito Control Board

Confirm appointment of: Rian Davis.

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

PUBLIC COMMENT - [6:34 PM](#)

Kathy Winters - Resident

Memorandum of Understanding between the Ridgefield Community Center, the FVRL Foundation and the Trustees of the FVRLibrary was signed, which allows the planning for the new Ridgefield Library to proceed

Paul Stenbak - Resident

Speaking regarding Abrams Park on behalf of Ridgefield Little League

Thanked City staff and Council for putting together RORC

We need to continue to have Abrams Park be part of our organization for years to come

We will still need Abrams Park for games and practices

Norman Farrell - Resident

Provided an update on Ridgefield Community Gleaners Association

Local volunteers who collect vegetables and fruit from local gardens to provide to Ridgefield families who are supported by Ridgefield Family Resource Center

Barbara Wright - Resident

Thanked City staff and City Council for serving on the Clark County Arts Commission

Grant Williams - Resident

Questions regarding \$20 tab proposal
 Residents need to see funding streams that we have for roads
 Show residents how the money is going to be spend
 Show information to residents ahead of time
 How come developers are not paying for it?
 Get PCI up to date

Rob Aichele - Resident

Provided construction update on the Ridgefield High School addition project

CONSENT AGENDA - MOTION TO APPROVE AS PRESENTED. - [6:47 PM](#)

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

1. **Approval of Claims And/Or Payroll - [6:47 PM](#)**
2. **Approval of Minutes from December 6, 2018 Meeting - [6:47 PM](#)**

BUSINESS

1. **Second Reading of Ordinance No. 1282 - Pioneer Village Development Agreement - Jeff Niten, Community Development Director**

The Pioneer Village Mixed Use development was the subject of a previous Development Agreement which describes the development of parcels 213741-000 and 213742-000 as a mix of uses including 300 residential apartments, an approximate 10 acre Community Park, and a commercial component of approximately 16 commercial retail buildings. The Master Plan, which applied the Ridgefield Mixed Use Overlay to the entire site was approved in June 2018. This Development Agreement adds to components to the previously agreed upon design. First, the agreement will require the applicant to purchase Traffic Impact Fee (TIF) credits from an entity that has credits available, and participated in construction of Royle Road. The purchase will be for the entire amount held by the entity, or all credits required for the development, whichever is less. Secondly, the applicant will be required to implement the approved wetland mitigation, except for monitoring and maintenance. The city will be obligated to delineate the critical area and prepare a mitigation plan for the master planned site, and maintain and monitor the work completed by the applicant. Further, the building and impact fees for the project shall be those in effect when the agreement is approved by City Council.

MOTION: MOVED TO ADOPT ORDINANCE NO. 1282 AS PRESENTED.

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

2. **Second Reading of Ordinance No. 1284 - Intent to assume the rights, powers, functions, and obligations of the Ridgefield Transportation Benefit District - Kirk Johnson, Finance Director**

The TBD was formed to provide funding for the city match for the I-5 interchange project. The project was completed and closed out in 2012 and the funding source expired as of the close-out of the project. At the time the TBD was formed, statutes required they be formed as a separate legal entity. Meetings were held separately from the regular City Council meetings and separate financial statements were prepared. The State Legislature enacted the 2015 Second Engrossed Substitute Senate Bill 5987, codified

in RCW 36.94 providing public entities with the ability to assume the rights, powers, functions, and obligations of a transportation benefit district. The Ridgefield TBD is still active as a separate legal entity. Council held a public hearing on December 6, 2018 at a regular city council meeting to determine if assumption of the TBD is in the best interest of the City. No comments pro or con were received by the public. Staff recommends that council assume the rights, powers, functions and obligations of the Ridgefield TBD for efficiency and to reduce any potential cost of oversight of a separate legal entity.

MOTION: MOVED TO ADOPT ORDINANCE NO. 1284 AS PRESENTED.

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

3. Second Reading of Ordinance No. 1285 - Adopt a Source for Funding for the Construction, Preservation, and Maintenance of Transportation Improvements in the City of Ridgefield - Kirk Johnson, Finance Director

The Ridgefield TBD is still active, however there are no current funding sources for the TBD. Staff recommend that Council held a Public Hearing to determine if it is in the best interest of the City to adopt a dedicated funding source for street construction, preservation and maintenance. Council heard comments from two residents regarding the implementation of a dedicated vehicle licensing fee as a funding source for the Ridgefield TBD. Per RCW 36.74 Council has multiple options for adopting dedicated funding sources. Staff are recommending a \$20.00 vehicle licensing fee be adopted. Pending approval by Council the fee would go into effect 180 days from the date of adoption.

City Council conducted discussion on TDB funding options.

MOTION: COUNCIL MEMBER WERTZ MOVED TO TABLE ORDINANCE NO. 1285

SECOND: NONE

MOTION FAILS

MOTION: COUNCIL MEMBER RON ONSLOW MOVED TO ADOPT ORDINANCE NO. 1285 AS PRESENTED

SECOND: COUNCIL MEMBER DAY

MOTION: COUNCIL MEMBER DARREN WERTZ MOVED TO AMENDMENT MOTION TO INCLUDE ENDING DATE OF 24 MONTHS AFTER IMPLEMENTATION

SECOND: NONE

MOTION FAILS

RESULT:	ADOPTED [6 TO 1]
MOVER:	Ron Onslow, Councilor
SECONDER:	Sandra Day, Councilor
AYES:	Onslow, Taylor, Wells, Stose, Day, Lindsay
NAYS:	Wertz

4. Motion - Approval of Amendment to Collection System Transfer and Operation Agreement - [7:34 PM](#)

In 2004 the City of Ridgefield began evaluating options to provide additional sewer treatment capacity to provide for future growth of the City while maintaining stable rates for customers. After the evaluation of numerous options, the City Council determined the most feasible option was to help form and join the Discovery Clean Water Alliance (DCWA). DCWA was officially formed in January 2013 owns all regional treatment plants and large scale conveyance systems, including the Ridgefield Wastewater Treatment

Plant. During formation of the DCWA, it became apparent that even with joining the DCWA, the City's sewer rates and fees would need to increase substantially to pay for the necessary improvements to provide for continued growth opportunities. After evaluating additional options, in May 2012, the City entered into a Memorandum of Understanding (MOU) with Clark Regional Wastewater District (District) and began work on an agreement to transfer the sewer collections system to the District. In June of 2013 the Transfer agreement was adopted by the City Council, and on January 1, 2014 the collection system was transferred to the District. This amendment will allow the District to request that the City terminate water service to assist with collecting severely past due sewer charges. This provision would only be used in unusual circumstances where our normal past due collection processes were not successful in obtaining payment. The District has a similar agreement with the City of Vancouver, and uses this mechanism 1-2 times per year.

MOTION: MOVED TO AUTHORIZE THE CITY MANAGER TO SIGN THE AMENDMENT TO THE COLLECTION SYSTEM TRANSFER AND OPERATION AGREEMENT AS PRESENTED.

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

5. Motion - Approval of Interlocal Agreement with Ridgefield School District on Repurposing of View Ridge Middle School - [7:39 PM](#)

Following voter approval of the Ridgefield School District bond in 2017 the School District has been repurposing much of the former View Ridge Middle School campus. The building will serve as administrative offices, conference rooms, and public meeting facilities. This project is intended to provide a common hub for civic engagement known as the Ridgefield Administrative & Civic Center, and is intended to result in an efficient use of public resources. In early 2018 the City and School District began discussions to lease a portion of the space for City use. The term of this inter-local agreement is 30 years from the effective date, and provides 3,063 square feet in the southern portion of the facility for City Offices. Additionally, the agreement provides 3,406 square feet of shared space to conduct public meetings with City Council, School Board of Directors, Planning Commission, Parks Board, and Hearing Examiner, and 2,502 square feet of shared space for a main entry, conference and breakrooms. These spaces will be ready for occupancy by January 31, 2019. There is a prioritization schedule as part of the agreement.

MOTION: MOVED TO AUTHORIZE THE CITY MANAGER TO EXECUTE AN INTERLOCAL AGREEMENT BETWEEN THE CITY OF RIDGEFIELD AND RIDGEFIELD SCHOOL DISTRICT FOR THE VIEW RIDGE MIDDLE SCHOOL REPURPOSING AS PRESENTED.

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

6. Motion - Approval of Lease Agreement with Ridgefield School District on Repurposing of View Ridge Middle School - [7:46 PM](#)

Following voter approval of the Ridgefield School District bond in 2017 the School District has been repurposing much of the former View Ridge Middle School campus. The building will serve as administrative offices, conference rooms, and public meeting facilities. This project is intended to provide a common hub for civic engagement known as the Ridgefield Administrative & Civic Center, and is

intended to result in an efficient use of public resources. In early 2018 the City and School District began discussions to lease a portion of the space for City use. The City's portion of the project cost will be \$2,472,929. The City will be obligated to pay \$750,000 to the Ridgefield School District by December 31, 2018 and \$114,861.93 per year by December 31 of each calendar year for a term of ten years. There will be no ongoing lease costs for the remainder of the lease term. The City will be responsible for the proportionate share of on-going utility costs each calendar year.

MOTION: MOVED TO AUTHORIZE THE CITY MANAGER TO EXECUTE THE LEASE AGREEMENT BETWEEN THE CITY OF RIDGEFIELD AND RIDGEFIELD SCHOOL DISTRICT FOR THE RIDGEFIELD ADMINISTRATIVE & CIVIL CENTER AS PRESENTED.

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

7. Motion - Approval of Ridgefield Outdoor Recreation Complex Reimbursement Agreement - [7:48 PM](#)

The City has been working with the Ridgefield School District on the development of the Ridgefield Outdoor Recreation Complex, or RORC, in conjunction with the School District's 5-6 and 7-8 Schools Complex since 2015. The RORC and Schools will be located on 57.5 acres, 7.5 of which is owned by the City. This agreement will allow the City to reimburse the School District for the construction costs of the shared parking lot, field 6 and related improvements that were constructed by the District as a part of the Sunset Ridge and View Ridge project as agreed to in the 2017 Interlocal Agreement.

MOTION: MOVED TO AUTHORIZE THE CITY MANAGER TO EXECUTE AN INTERLOCAL AGREEMENT BETWEEN THE CITY OF RIDGEFIELD AND RIDGEFIELD SCHOOL DISTRICT FOR THE REIMBURSEMENT OF COSTS FOR SHARED PARKING AND FIELD 6 AS PRESENTED.

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

PUBLIC COMMENT

Shaun Ford - Resident

Excited to see that things are happening with field 6 at RORC

COUNCIL/PRESIDING OFFICER/STAFF REPORTS

Council - [7:52 PM](#)

Council Member Onslow - attended AWC board meeting, Clark College legislative meeting, C-TRAN meeting, Road Map to Washington Future - Elected Official Workshop.

Council Member Taylor - attended Road Map to Washington Future - Elected Official Workshop, City Manager briefing.

Council Member Day - attended Road Map to Washington Future - Elected Official Workshop, meeting with Mayor of Vancouver.

Council Member Wells - attended same meetings as other council members and pre-application conference.

Council Member Lindsay - attended numerous breakfast meetings, Road Map to Washington Future - Elected Official Workshop, Main Street meeting.

Council Member Wertz - attended same meeting as other council members and Chamber of Commerce legislative breakfast meeting, City Manager briefing.

Mayor

Attended ribbon cutting for Clark County's 10th Avenue Bridge.

City Manager

City Manager Steve Stuart - City office will be closed on Monday and Tuesday. Last City Council meeting for Jeff Niten, Jeff accepted City manager position with City of Shelton.

Public Works Director Bryan Kast - Completed interview process for Engineer in training position.

Finance Director Kirk Johnson - Investment portfolio update provided.

Community Development Jeff Niten - Community Development report update provided.

Deputy City Manager Lee Knottnerus - Winners of the holiday decorating contest announced.

Police Chief John Brooks - attended shop with the cop and rocks with cops.

ADJOURN - [8:06 PM](#)

Julie Ferriss, City Clerk

Don Stose, Mayor

Attachment: 12-20-2018 (Approval of Minutes)

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: January 10, 2019
ITEM: PRESENTATION
AGENDA ITEM TITLE: Third Quarter 2018 Financial Report

GOVERNING LEGISLATION:

City of Ridgefield Financial Policy #07: Budget

PREVIOUS COUNCIL ACTION TAKEN:

Reviewed quarterly financial reports

SUMMARY/BACKGROUND:

3rd quarter 2018 financial report – budget to actual

BUDGET/FINANCIAL IMPACTS:

None

RECOMMENDED ACTION OR MOTION:

No action requested

STAFF CONTACT: Kirk Johnson, Finance Director

ATTACHMENTS: 3 Qtr 2018 Budget Report (PDF)



3rd Quarter 2018 Budget Report



2018 Reserves Per Policy

	O&M	Revenue Stab.	Debt Service	Capital	Capital Repair & Replace	2018 Reserves	2017 Reserves	% Change
General Fund	929,243	563,366	20,225	362,432	-	1,875,266	1,797,665	4.32%
Water Fund	285,143	-	-	122,400	130,494	538,037	457,309	17.65%
Storm Fund	67,982	-	-	116,049	45,848	229,879	159,175	44.42%
Total	1,282,368	563,366	20,225	600,881	176,342	2,643,183	2,414,149	9.49%
Capital Repair and Replacement Minimum Target (2% of Historical Cost)								
	Historical	Target	Total	Balance	Variance	% Target		
Water Fund	15,781,146	2%	315,623	130,494	(185,129)	41%		
Storm Fund	7,324,362	2%	146,487	45,848	(100,639)	31%		



3rd Quarter 2018 General Fund Revenue

Revenue	3Q 2018 YTD Actual	2018 Budget	3Q % of Budget	3Q 2017 YTD Actual	3Q 2018 v 3Q 2017
Property Taxes	\$ 646,429	\$1,145,000	56.5%	\$ 621,742	4.0%
Retail Sales Taxes	1,379,991	2,168,795	63.6%	783,344	76.2%
Utility and Other Taxes	652,444	1,057,755	61.7%	596,767	9.3%
Licenses and Permits	924,211	976,200	94.7%	489,776	88.7%
Planning and Development	894,289	1,085,777	82.4%	486,581	83.8%
Fines Forfeits and Restitution	52,344	70,095	74.7%	45,131	16.0%
Charges for Goods and Services	11,170	9,047	123.5%	24,793	-54.9%
Interfund Charges for Goods and Service	432,701	530,995	81.5%	323,853	33.6%
Intergovernmental/Grants/Other	186,746	372,752	50.1%	216,401	-13.7%
Total General Fund Revenue	\$ 5,180,325	\$7,416,416	69.8%	\$ 3,588,388	44.4%



3rd Quarter 2018

General Fund Expense

Expense	3Q 2018 YTD Actual	2018 Budget	3Q % of Budget	3Q 2017 YTD Actual	3Q 2018 v 3Q 2017
Department					
City Council	\$ 58,762	\$ 84,044	69.9%	\$ 57,377	2.4%
Judicial	82,533	133,082	62.0%	81,751	1.0%
Executive	181,590	247,703	73.3%	164,367	10.5%
Finance	318,954	430,108	74.2%	266,113	19.9%
Legal	19,120	45,000	42.5%	15,640	22.3%
Human Resources	130,521	191,244	68.2%	150,528	-13.3%
Administration	229,741	327,367	70.2%	212,168	8.3%
General Government/Facilities	504,779	788,089	64.1%	521,282	-3.2%
Information Tech	111,082	160,561	69.2%	138,702	-19.9%
Public Safety	1,189,292	1,739,681	68.4%	1,058,238	12.4%
Cemetery	11,678	26,088	44.8%	9,623	21.4%
Community Development	1,153,703	2,525,052	45.7%	1,038,550	11.1%
Parks	317,083	457,195	69.4%	250,160	26.8%
Transfer to Equip Replace Fund	24,780	49,560	50.0%	34,345	-27.8%
Transfers Out - To Street Fund	236,403	342,816	69.0%	248,325	-4.8%
Transfers To Capital - Streets	87,627	137,360	63.8%	110,000	-20.3%
Transfers To Capital - Parks	11,935	14,000	85.3%	-	100.0%
Total General Fund Expense	\$ 4,669,583	\$7,698,950	60.7%	\$4,357,169	7.2%
Total Net Revenue (Loss)	\$ 510,742	\$ (282,534)	-180.8%	\$ (768,781)	-166.4%



3rd Quarter 2018

General Fund - Fund Balance

Fund Balance	3Q 2018 YTD Actual	2018 Budget	3Q 2017 YTD Actual	3Q 2018 v 3Q 2017
Beginning Balance	\$ 2,342,373	\$2,342,373	\$ 2,580,774	-9.2%
Net Increase (Decrease)	510,742	(282,534)	(768,781)	-166.4%
Ending Balance	2,853,115	2,059,839	1,811,993	57.5%
Less: Reserved Amounts *	1,875,266	1,875,266	1,797,665	4.3%
Net Ending and Available Balance	\$ 977,849	\$ 184,573	\$ 14,328	6724.7%
* Includes Street Fund Reserves				



3rd Quarter 2018

Street Fund

Revenue	3Q 2018 YTD Actual	2018 Budget	3Q % of Budget	3Q 2017 YTD Actual	3Q 2018 v 3Q 2017
Tax/Franchise Fees	\$ 47,016	\$ 70,565	66.6%	\$ 37,653	24.9%
Vehicle Motor Fuel Tax	100,851	167,345	60.3%	91,861	9.8%
Permits	19,355	20,000	96.8%	4,350	344.9%
Transfer In - General Fund	236,403	342,816	69.0%	248,325	-4.8%
Other Revenue	276	2,525	10.9%	1,107	-75.1%
Total Street Fund Revenue	\$ 403,901	\$ 603,251	67.0%	\$ 383,296	5.4%
Expense	3Q 2018 YTD Actual	2018 Budget	3Q % of Budget	3Q 2017 YTD Actual	3Q 2018 v 3Q 2017
Street Fund	\$ 325,711	\$ 646,865	50.4%	\$ 343,914	-5.3%
Total Street Fund Expense	\$ 325,711	\$ 646,865	50.4%	\$ 343,914	-5.3%
Total Net Revenue (Loss)	\$ 78,190	\$ (43,614)	-179.3%	\$ 39,382	98.5%
Fund Balance	3Q 2018 YTD Actual	2018 Budget		3Q 2017 YTD Actual	3Q 2018 v 3Q 2017
Beginning Balance	\$ 39,739	\$ 39,739		\$ 86,040	-53.8%
Net Increase (Decrease)	78,190	(43,614)		39,382	98.5%
Ending Balance	117,929	(3,875)		125,422	-6.0%
Less: Reserved Amounts *	-	-		-	
Net Ending and Available Balance	\$ 117,929	\$ (3,875)		\$ 125,422	-6.0%
*Reserves Maintained in General Fund					



3rd Quarter 2018

Drug Fund & Debt Service Fund

Drug Fund	3Q 2018 YTD Actual	2018 Budget	3Q % of Budget	3Q 2017 YTD Actual	3Q 2018 v 3Q 2017
Revenue	\$ 1,411	\$ 1,075	131.3%	\$ 981	43.8%
Expense	-	-		8,925	
Total Net Revenue (Loss)	\$ 1,411	\$ 1,075	131.3%	\$ (7,944)	-117.8%
Fund Balance	3Q 2018 YTD Actual	2018 Budget		3Q 2017 YTD Actual	3Q 2018 v 3Q 2017
Beginning Balance	\$ 7,210	\$ 7,210		\$ 12,012	-40.0%
Net Increase (Decrease)	1,411	1,075		(7,944)	-117.8%
Ending Fund Balance	\$ 8,621	\$ 8,285		\$ 4,068	111.9%
Debt Service Fund	3Q 2018 YTD Actual	2018 Budget	3Q % of Budget	3Q 2017 YTD Actual	3Q 2018 v 3Q 2017
Revenue	\$ 7,341,686	\$ 7,635,824	96.1%	\$ 20,224	36201.8%
Expense	9,008,935	9,306,124	96.8%	20,224	44445.8%
Total Net Revenue (Loss)	\$ (1,667,249)	\$ (1,670,300)		\$ -	
Fund Balance	3Q 2018 YTD Actual	2018 Budget		3Q 2017 YTD Actual	3Q 2018 v 3Q 2017
Beginning Balance	\$ 1,662,339	\$ 1,662,339		\$ -	
Net Increase (Decrease)	(1,667,249)	(1,670,300)		-	
Ending Fund Balance	\$ (4,910)	\$ (7,961)		\$ -	



3rd Quarter 2018

REET and Impact Fee Funds

Real Estate Excise Tax (REET)	3Q 2018		2018	3Q % of	3Q 2017	3Q 2018 v
	YTD	Actual	Budget	Budget	YTD Actual	3Q 2017
Revenue	\$	847,234	\$	83.9%	\$ 1,182,063	-28.3%
Expense		1,287,074		26.1%	796,884	61.5%
Total Net Revenue (Loss)	\$	(439,840)	\$	11.2%	\$ 385,179	-214.2%
Fund Balance	3Q 2018		2018		3Q 2017	3Q 2018 v
	YTD	Actual	Budget		YTD Actual	3Q 2017
Beginning Balance	\$	4,726,037	\$		\$ 3,258,956	45.0%
Net Increase (Decrease)		(439,840)	(3,926,485)		385,179	-214.2%
Ending Fund Balance	\$	4,286,197	\$		\$ 3,644,135	17.6%
Park Impact Fee (PIF)	3Q 2018		2018	3Q % of	3Q 2017	3Q 2018 v
	YTD	Actual	Budget	Budget	YTD Actual	3Q 2017
Revenue	\$	755,293	\$	72.0%	\$ 630,897	19.7%
Expense		3,360,137		76.9%	316,309	962.3%
Total Net Revenue (Loss)	\$(2,604,844)		\$(3,321,423)	78.4%	\$ 314,588	-928.0%
Fund Balance	3Q 2018		2018		3Q 2017	3Q 2018 v
	YTD	Actual	Budget		YTD Actual	3Q 2017
Beginning Balance	\$	3,321,028	\$		\$ 1,802,481	84.2%
Net Increase (Decrease)		(2,604,844)	(3,321,423)		314,588	-928.0%
Ending Fund Balance	\$	716,184	\$		\$ 2,117,069	-66.2%
Traffic Impact Fee (TIF)	3Q 2018		2018	3Q % of	3Q 2017	3Q 2018 v
	YTD	Actual	Budget	Budget	YTD Actual	3Q 2017
Revenue	\$	502,816	\$	54.4%	\$ 104,425	381.5%
Expense		1,750,028		100.0%	7,694	22645.4%
Total Net Revenue (Loss)	\$(1,247,212)		\$(826,108)	151.0%	\$ 96,731	-1389.4%
Fund Balance	3Q 2018		2018		3Q 2017	3Q 2018 v
	YTD	Actual	Budget		YTD Actual	3Q 2017
Beginning Balance	\$	817,073	\$		\$ 982,531	-16.8%
Net Increase (Decrease)		(1,247,212)	(826,108)		96,731	-1389.4%
Ending Fund Balance	\$	(430,139)	\$		\$ 1,079,262	-139.9%



3rd Quarter 2018

General Capital & Equipment Replacement Funds

General Capital Projects	3Q 2018 YTD Actual	2018 Budget	3Q % of Budget	3Q 2017 YTD Actual	3Q 2018 v 3Q 2017
Revenue	\$ 17,383,085	\$ 23,105,148	75.2%	\$ 1,762,981	886.0%
Expense	17,533,605	22,641,810	77.4%	1,801,135	873.5%
Total Net Revenue (Loss)	\$ (150,520)	\$ 463,338	-32.5%	\$ (38,154)	294.5%
Fund Balance	3Q 2018 YTD Actual	2018 Budget		3Q 2017 YTD Actual	3Q 2018 v 3Q 2017
Beginning Balance	\$ 47,921	\$ 47,921		\$ 9,169	622.6%
Net Increase (Decrease)	(150,520)	463,338		(38,154)	294.5%
Ending Fund Balance	\$ (102,599)	\$ 511,259		\$ (28,985)	454.0%

Equipment Replacement (ERF)	3Q 2018 YTD Actual	2018 Budget	3Q % of Budget	3Q 2017 YTD Actual	3Q 2018 v 3Q 2017
Revenue	\$ 59,191	\$ 118,410	50.0%	\$ 86,526	-31.6%
Expense	52,799	115,285	45.8%	14,416	
Total Net Revenue (Loss)	\$ 6,392	\$ 3,125	204.5%	\$ 72,110	-91.1%
Fund Balance	3Q 2018 YTD Actual	2018 Budget		3Q 2017 YTD Actual	3Q 2018 v 3Q 2017
Beginning Balance	\$ 169,503	\$ 169,503		\$ 189,443	-10.5%
Net Increase (Decrease)	6,392	3,125		72,110	-91.1%
Ending Fund Balance	\$ 175,895	\$ 172,628		\$ 261,553	-32.7%



3rd Quarter 2018

Water and Storm Water Operating Funds

Water Utility O&M	3Q 2018 YTD Actual	2018 Budget	3Q % of Budget	3Q 2017 YTD Actual	3Q 2018 v 3Q 2017
Revenue	\$ 1,196,245	\$ 1,921,572	62.3%	\$ 1,014,207	17.9%
Expense	1,314,635	2,441,837	53.8%	1,162,627	13.1%
Total Net Revenue (Loss)	\$ (118,390)	\$ (520,265)	22.8%	\$ (148,420)	-20.2%
Fund Balance	3Q 2018 YTD Actual	2018 Budget		3Q 2017 YTD Actual	3Q 2018 v 3Q 2017
Beginning Balance	\$ 1,285,001	\$ 1,285,001		\$ 1,282,978	0.2%
Net Increase (Decrease)	(118,390)	(520,265)		(148,420)	-20.2%
Ending Balance	1,166,611	764,736		1,134,558	2.8%
Less: Reserved Amounts	538,037	538,037		457,309	17.7%
Net Ending and Available Fund Balance	\$ 628,574	\$ 226,699		\$ 677,249	-7.2%

Stormwater Utility O&M	3Q 2018 YTD Actual	2018 Budget	3Q % of Budget	3Q 2017 YTD Actual	3Q 2018 v 3Q 2017
Revenue	\$ 370,442	\$ 598,653	61.9%	\$ 331,967	11.6%
Expense	305,483	1,034,983	29.5%	319,243	-4.3%
Total Net Revenue (Loss)	\$ 64,959	\$ (436,330)	-14.9%	\$ 12,724	410.5%
Fund Balance	3Q 2018 YTD Actual	2018 Budget		3Q 2017 YTD Actual	3Q 2018 v 3Q 2017
Beginning Balance	\$ 414,601	\$ 414,601		\$ 463,977	-10.6%
Net Increase (Decrease)	64,959	(436,330)		12,724	410.5%
Ending Balance	479,560	(21,729)		476,701	0.6%
Less: Reserved Amounts	229,879	229,879		159,175	44.4%
Net Ending and Available Fund Balance	\$ 249,681	\$ (251,608)		\$ 317,526	-21.4%



3rd Quarter 2018

Sewer Treatment Operating Fund

Sewer Treatment Utility O&M	3Q 2018 YTD Actual	2018 Budget	3Q % of Budget	3Q 2017 YTD Actual	3Q 2018 v 3Q 2017
Revenue	\$ 413,842	\$ 777,460	53.2%	\$ 610,285	-32.2%
Expense	552,895	1,077,409	51.3%	410,276	34.8%
Total Net Revenue (Loss)	\$ (139,053)	\$ (299,949)	46.4%	\$ 200,009	-169.5%
Fund Balance	3Q 2018 YTD Actual	2018 Budget		3Q 2017 YTD Actual	3Q 2018 v 3Q 2017
Beginning Balance	\$ 265,649	\$ 265,649		\$ 170,071	56.2%
Net Increase (Decrease)	(139,053)	(299,949)		200,009	-169.5%
Ending Balance	126,596	(34,300)		370,080	-65.8%
Less: Reserved Amounts	-	-		170,000	-100.0%
Net Ending and Available Fund Balance	\$ 126,596	\$ (34,300)		\$ 200,080	-36.7%



3rd Quarter 2018

Water SDC and Utility Capital Fund

Water SDC	3Q 2018		2018 Budget	3Q % of Budget	3Q 2017		3Q 2018 v 3Q 2017
	YTD	Actual			YTD	Actual	
Revenue	\$	1,327,845	\$ 1,547,050	85.8%	\$	678,822	95.6%
Expense		180,424	2,703,090	6.7%		9,947	1713.9%
Total Net Revenue (Loss)	\$	1,147,421	\$ (1,156,040)	-99.3%	\$	668,875	71.5%
Fund Balance	3Q 2018		2018 Budget		3Q 2017		3Q 2018 v 3Q 2017
	YTD	Actual			YTD	Actual	
Beginning Balance	\$	4,894,610	\$ 4,894,610		\$	4,709,683	3.9%
Net Increase (Decrease)		1,147,421	(1,156,040)			668,875	71.5%
Net Ending and Available Fund Balance	\$	6,042,031	\$ 3,738,570		\$	5,378,558	12.3%

Water Utility Capital Projects	3Q 2018		2018 Budget	3Q % of Budget	3Q 2017		3Q 2018 v 3Q 2017
	YTD	Actual			YTD	Actual	
Revenue	\$	358,389	\$ 2,916,790	12.3%	\$	523,494	-31.5%
Expense		358,388	2,781,080	12.9%		294,978	21.5%
Total Net Revenue (Loss)	\$	1	\$ 135,710	0.0%	\$	228,516	-100.0%
Fund Balance	3Q 2018		2018 Budget		3Q 2017		3Q 2018 v 3Q 2017
	YTD	Actual			YTD	Actual	
Beginning Balance	\$	16,525	\$ 16,525		\$	(226,024)	-107.3%
Net Increase (Decrease)		1	135,710			228,516	-100.0%
Net Ending and Available Fund Balance	\$	16,526	\$ 152,235		\$	2,492	563.2%

Storm Utility Capital Projects	3Q 2018		2018 Budget	3Q % of Budget	3Q 2017		3Q 2018 v 3Q 2017
	YTD	Actual			YTD	Actual	
Revenue	\$	7,432	\$ 609,460	1.2%	\$	207,775	-96.4%
Expense		7,432	579,560	1.3%		112,921	-93.4%
Total Net Revenue (Loss)	\$	-	\$ 29,900		\$	94,854	0.0%
Fund Balance	3Q 2018		2018 Budget		3Q 2017		3Q 2018 v 3Q 2017
	YTD	Actual			YTD	Actual	
Beginning Balance	\$	-	\$ -		\$	-	0.0%
Net Increase (Decrease)		-	29,900			94,854	0.0%
Net Ending and Available Fund Balance	\$	-	\$ 29,900		\$	94,854	0.0%



3rd Quarter 2018 City Investments

- Total investment portfolio \$9,671,952
 - Municipal bonds \$1,104,636
 - US Agency bonds \$3,304,164
 - Clark County investment pool \$4,189,425
 - Washington State local government investment pool \$1,073,727
- Current yield on investment 1.92%
- Weighted average maturity 19.16 months
- All investments within policy limits



THANK YOU

CITY OF RIDGEFIELD REQUEST FOR COUNCIL ACTION

MEETING DATE: January 10, 2019

ITEM: CONSENT AGENDA

AGENDA ITEM TITLE: Declaring Certain Property as Surplus and Authorizing Its Disposition

GOVERNING LEGISLATION:

Revised Code of Washington Chapter 39.33 – Intergovernmental Disposition of Property

PREVIOUS COUNCIL ACTION TAKEN:

Council has previously adopted resolutions providing for the surplus of certain property and executing its sale or disposal

SUMMARY/BACKGROUND:

The City acquires various equipment and property as needed for staff to perform work responsibilities. As the equipment and property is used throughout its life to conduct City business, it ages, and eventually becomes obsolete and/or in disrepair.

A public hearing is not required due to this property not having a value that exceeds \$50,000.

Public Safety would like to surplus the existing weapons as they are currently upgrading to a Glock 9mm handgun due to decreased cost for ammunition compared to the existing weapon. Public Safety will trade the existing weapons to the dealer for credit on the purchase of new weapons.

Public Works would like to surplus a tanker truck and a Ford F350 that has lost a cylinder in the engine. Please refer to the attached exhibit for details (Exhibit "A").

BUDGET/FINANCIAL IMPACTS:

No significant budget impacts are expected.

RECOMMENDED ACTION OR MOTION:

Staff recommends that Council adopt resolution No. 552 as presented by making the following motion:

"I move to adopt Resolution No. 552 as presented."

STAFF CONTACT: Kirk Johnson, Finance Director
Surplus Items Exhibit A 1.10.2019 (PDF)

ATTACHMENTS:

Resolution No.552**DECLARING CERTAIN PROPERTY AS SURPLUS AND AUTHORIZING ITS DISPOSITION**

WHEREAS, the City of Ridgefield has acquired certain personal property and equipment, and

WHEREAS, the property and equipment cannot be reassigned within the City and the surplus of this property and equipment will meet the needs of the City of Ridgefield,

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF RIDGEFIELD, WASHINGTON as follows:

Section 1. Based upon the findings and recommendations of the City, the attached Exhibit "A" represents the list of property requesting to be declared surplus and no longer meets the needs of the City, and further, these items cannot be reassigned as an asset to other departments of the City.

Section 2. This property is deemed to no longer create a benefit for the residents of the City of Ridgefield.

Section 3. The Council authorizes the City Manager to sell, auction or scrap the items identified on the attached list for the best available price; or to properly dispose of the property to the best benefit of the City of Ridgefield.

ADOPTED AT A REGULAR SESSION OF THE CITY COUNCIL OF THE CITY OF RIDGEFIELD, WASHINGTON THIS 10th DAY OF JANUARY, 2019.

City of Ridgefield

Don Stose, Mayor

Attest:

Julie Ferriss,
City Clerk

Exhibit "A"

Department	Description	License#	Vin/Serial #	Estimated Value
Public Safety	Glock 22 .40 Caliber Pistol		BCKW614	\$250
Public Safety	Glock 22 .40 Caliber Pistol		SML416	\$250
Public Safety	Glock 22 .40 Caliber Pistol		LMV789	\$250
Public Safety	Glock 22 .40 Caliber Pistol		BBTB919	\$250
Public Safety	Glock 22 .40 Caliber Pistol		BFAZ725	\$250
Public Safety	Glock 23 .40 Caliber Pistol		RXK727	\$250
Public Works	Ford F350	42808D	1FTWX31P16ED02346	\$2,000
Public Works	Mack MS200 – Tanker Truck	17548D	VG6M111BXHB026895	\$3,000
Public Works	Ford F450 Crane Truck	85878C	IFDXF46P94EA54264	\$5,000
Community Development	Office Furniture – TBD during move to RAAC			\$500

CITY OF RIDGEFIELD REQUEST FOR COUNCIL ACTION

MEETING DATE: January 10, 2019

ITEM:

AGENDA ITEM TITLE: Motion - Approval of Taverner Ridge Phase 10 Final Plat

GOVERNING LEGISLATION:

RCW 36.70.A and RCW 58

PREVIOUS COUNCIL ACTION TAKEN:

Resolution 258 adopted by City Council on March 13, 1997 established a Development Agreement for the Taverner Ridge Development. The Development Agreement has been amended three times, most recently by Ordinance 1212 adopted by City Council on July 14, 2016.

SUMMARY/BACKGROUND:

The Ridgefield Hearing Examiner issued a Final Order approving the preliminary plat for Taverner Ridge Phases 10 and 11 (PLZ-16-0059 and 16-0060). Subsequently, the City approved a Type II Final Site Plan for Phases 10 and 11 of this medium density residential project. (PLZ-17-0069).

The Final Plat proposal for Phase 10 only, Phase 11 will be scheduled for Council consideration at a later date. Phase 10 proposes to create 45 Residential Medium Density lots, public infrastructure, and Tracts "A" and "B" to be owned and maintained by the Taverner Ridge Homeowner's Association (HOA). The average lot size is 3,850 square feet.

BUDGET/FINANCIAL IMPACTS:

Additional property tax revenue for 45 new residential units.

RECOMMENDED ACTION OR MOTION:

"I move to approve the final plat as presented"

STAFF CONTACT: Steve Stuart, City Manager

ATTACHMENTS: TRPUD_PH10_PLAT_SIGNED_180917 (PDF)
Taverner Ridge Phase 10 Open Space (PDF)
PLZ-18-0113 Taverner Ridge PH _10 Final_Plat v2 (PDF)

TAVERNER RIDGE PLANNED UNIT DEVELOPMENT PHASE 10

A REPLAT OF A PORTION OF LOT 4 OF THAT SHORT PLAT RECORDED IN BOOK 3, PAGE 735
LOCATED IN THE NW AND NE 1/4 OF THE SE 1/4 AND THE SW AND SE 1/4 OF THE NE 1/4
OF SECTION 30, TOWNSHIP 4 NORTH, RANGE 1 EAST, WILLAMETTE MERIDIAN,
CITY OF RIDGEFIELD, CLARK COUNTY, WASHINGTON
CITY OF RIDGEFIELD FINAL PLAT NUMBER PLZ-18-XXXX
DATE: SEPTEMBER 2018

INDEX:

- SHEET 1: SIGNATURE BLOCKS, DEDICATION, ACKNOWLEDGEMENT, NARRATIVE, PLAT NOTES
- SHEET 2: PHASE 10 PLAT LAYOUT OVERVIEW, SECTION 30 BREAKDOWN
- SHEET 3: PERIMETER DESCRIPTION, CURVE TABLES
- SHEET 4: PLAT MAP, LEGEND, DETAILS, MONUMENT OFFSET TABLES
- SHEET 5: PLAT MAP, LEGEND, DETAILS, MONUMENT OFFSET TABLES
- SHEET 6: PLAT MAP, LEGEND, DETAILS, MONUMENT OFFSET TABLES

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE A PORTION OF LOT 4 OF THAT SHORT PLAT RECORDED IN BOOK 3, PAGE 735, CLARK COUNTY PLAT RECORDS.

CITY MAYOR:

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

MAYOR, CITY OF RIDGEFIELD

ATTESTED BY:
CITY CLERK

ASSESSOR:

THIS PLAT MEETS THE REQUIREMENTS OF RCW 58.17.170, LAWS OF WASHINGTON,

1981, TO BE KNOWN AS _____

PLAT NO. _____, CLARK COUNTY, WASHINGTON.

COUNTY ASSESSOR

DATE: _____

CITY PUBLIC WORKS DIRECTOR:

CITY PUBLIC WORKS DIRECTOR

DATE: _____

CITY COMMUNITY DEVELOPMENT DIRECTOR:

CITY COMMUNITY DEVELOPMENT DIRECTOR

DATE: _____

CLARK REGIONAL WASTEWATER DISTRICT:

CLARK REGIONAL WASTEWATER DISTRICT

DATE: _____

CLARK COUNTY FIRE AND RESCUE:

CLARK COUNTY FIRE AND RESCUE

DATE: _____

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE TRACT OF LAND ABOVE DESCRIBED HAVE CAUSED THE SAME TO BE PLATTED ACCORDING TO THE PLAT HERETO ANNEXED, SAME TO BE KNOWN AS "TAVERNER RIDGE PLANNED UNIT DEVELOPMENT PHASE 10", AND HEREBY DEDICATE THE STREETS AND EASEMENTS AS SHOWN THEREON TO THE PUBLIC USE FOREVER, AND DO HEREBY WAIVE ALL CLAIMS FOR DAMAGES AGAINST ANY GOVERNMENTAL AUTHORITY WHICH MAY BE OCCASIONED TO THE ADJACENT LAND BY THE ESTABLISHED CONSTRUCTION, DRAINAGE, AND MAINTENANCE OF SAID STREETS AND EASEMENTS.

NEW VISTA PROPERTIES, LLC, A WASHINGTON LIMITED LIABILITY COMPANY

ACKNOWLEDGEMENT:

STATE OF WASHINGTON
COUNTY OF CLARK

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

NEW VISTA PROPERTIES, LLC, A WASHINGTON LIMITED LIABILITY CORPORATION

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

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

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT _____

SURVEYORS CERTIFICATE:

I, REGAN F. SCHALLER, A PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT OF "TAVERNER RIDGE PLANNED UNIT DEVELOPMENT PHASE 10" IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF A PORTION OF THE NORTHEAST AND SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 4 NORTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, THAT THE DISTANCES, COURSES, AND ANGLES ARE SHOWN THEREON CORRECTLY AND THAT MONUMENTS AND LOT CORNERS HAVE BEEN SET ON THE GROUND AS SHOWN ON THE PLAT.

REGAN F. SCHALLER, PROFESSIONAL LAND SURVEYOR,
PLS # 54471

9.17.18
DATE: _____

AUDITOR'S CERTIFICATE:

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

CLARK COUNTY AUDITOR

AUDITORS FILE NUMBER

NOTES:

- 1.) ALL OPEN SPACES AND RECREATIONAL FACILITIES WITHIN THIS DEVELOPMENT SHALL BE OWNED AND MAINTAINED BY THE TAVERNER RIDGE HOMEOWNERS ASSOCIATION.
- 2.) ALL STREET RIGHT-OF-WAYS SHALL BE DEDICATED TO THE CITY OF RIDGEFIELD.
- 3.) IMPACT FEES AND SYSTEM DEVELOPMENT CHARGE AMOUNTS SHALL BE DETERMINED AND APPLIED AT THE TIME OF BUILDING PERMIT APPLICATION.
- 4.) TRACT "A" IS AN OPEN SPACE TO BE OWNED AND MAINTAINED BY THE TAVERNER RIDGE HOMEOWNERS ASSOCIATION.
- 5.) TRACT "B" IS A PARK AND RECREATIONAL SPACE TO BE OWNED AND MAINTAINED BY THE TAVERNER RIDGE HOMEOWNERS ASSOCIATION.
- 6.) CLARK REGIONAL WASTEWATER DISTRICT IS GRANTED A SEWER EASEMENT OVER THE ENTIRETY OF TRACTS "C" AND "D" WITH THIS PLAT.
- 7.) TRACTS "C" AND "D" (S. ROBIN WAY/S. CHUKAR DRIVE) ARE 20' WIDE PRIVATE DRIVE AND UTILITY EASEMENTS (FOR THE BENEFIT OF LOTS 12-26 AND 111-115) TO BE OWNED AND MAINTAINED BY THE TAVERNER RIDGE HOMEOWNERS ASSOCIATION, ALONG WITH AN INGRES/EGRESS AND UTILITY EASEMENT DEDICATED TO THE CITY OF RIDGEFIELD.
- 8.) THE CITY OF RIDGEFIELD SHALL HAVE NO OPERATIONS OR MAINTENANCE RESPONSIBILITIES FOR TRACTS "A" AND "B".
- 9.) THE CITY OF RIDGEFIELD SHALL HAVE NO RESPONSIBILITY TO IMPROVE OR MAINTAIN THE PRIVATE DRIVES (TRACTS "C" AND "D") CONTAINED WITHIN OR PROVIDING ACCESS TO PROPERTY DESCRIBED IN THIS PLAT.
- 10.) LOT DEVELOPMENT SHALL BE CONSISTENT WITH THE TERMS OF THE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF RIDGEFIELD AND TAVERNER RIDGE, LLC APPROVED ON MARCH 13, 1997 AND SUBSEQUENT AGREEMENTS.

SIDEWALK NOTE:

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

UTILITY AND SIDEWALK EASEMENT:

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

SURVEY NOTES:

A FIELD TRAVERSE WAS PERFORMED USING A 2 SECOND TRIMBLE S5 ROBOTIC TOTAL STATION. THE FIELD TRAVERSE EXCEEDED THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN W.A.C. 332-130-090.

BASIS OF BEARINGS IS BASED ON THE CENTERLINE OF SOUTH TAVERNER DRIVE AS SHOWN ON THE PLAT OF "TAVERNER RIDGE PLANNED UNIT DEVELOPMENT PHASE 9", CLARK COUNTY PLAT RECORDS, AND SHOWN ON SHEET 4 OF THIS PLAT.

PRELIMINARY



9.17.18

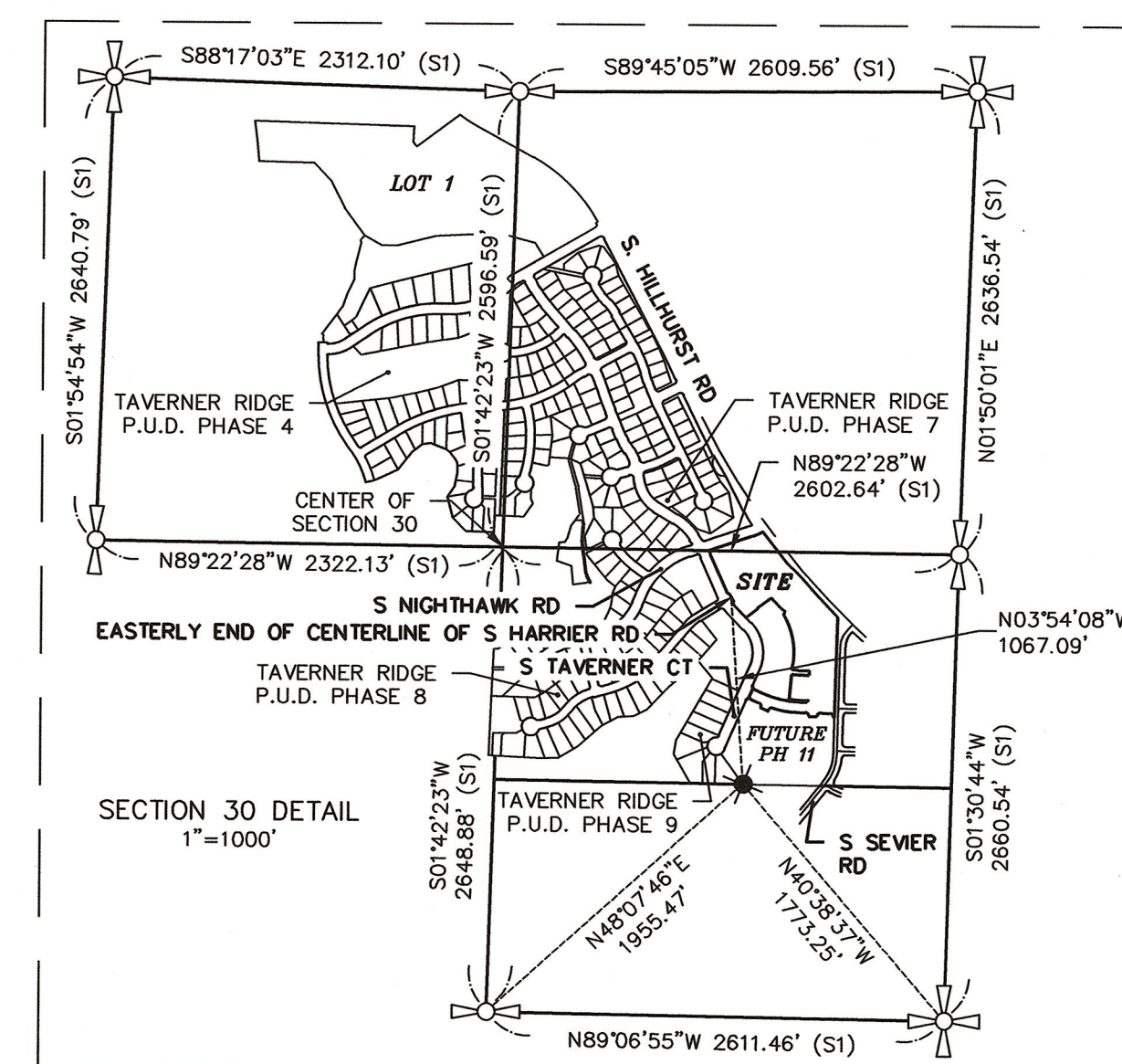
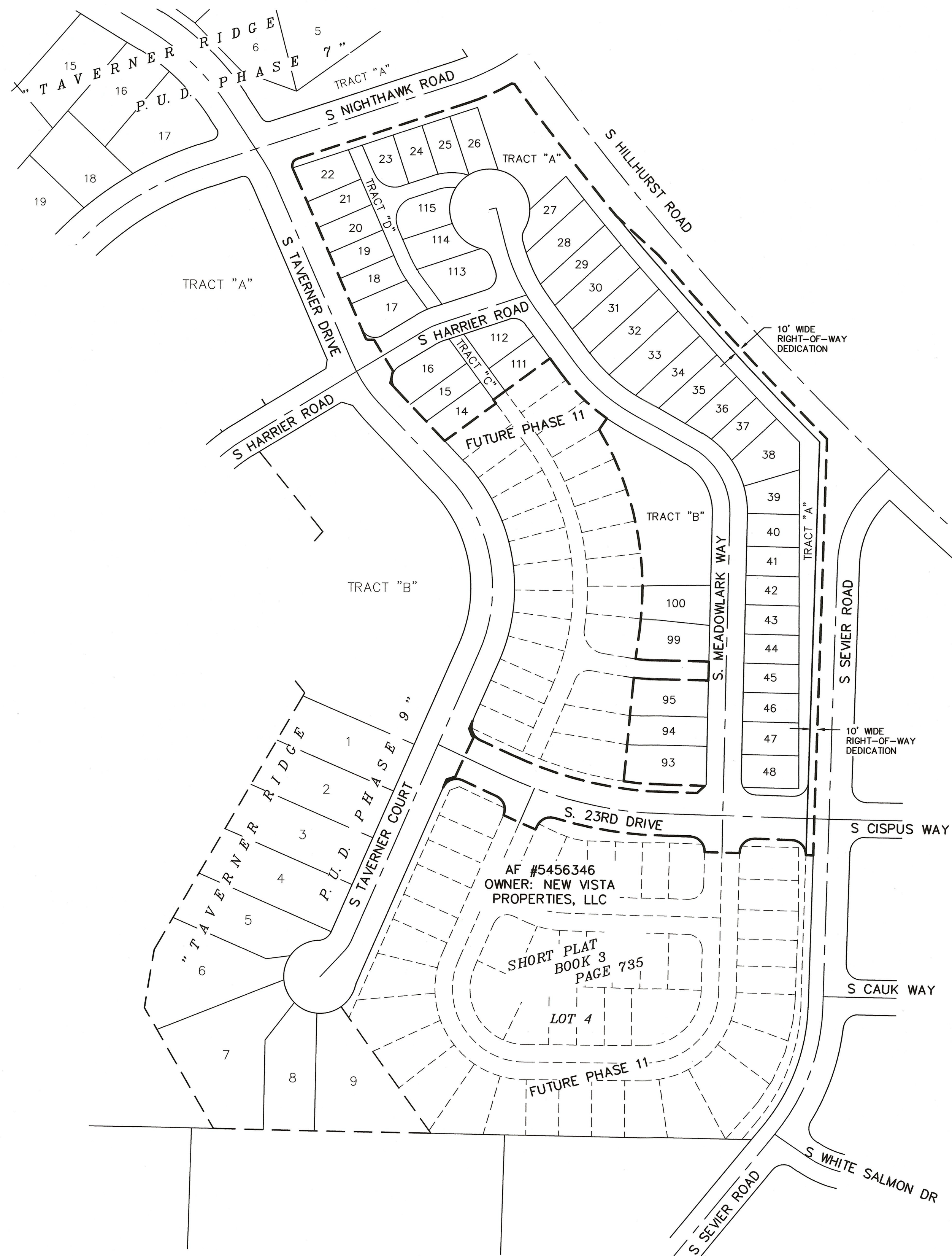


PBS Engineering and
Environmental Inc.
415 W 6th Street Suite 601
Vancouver, WA 98660
360.695.3488
pbsusa.com

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CHECKED BY: TLG	JOB NO.: 71072.000	SHEET 1 OF 6

TAVERNER RIDGE PLANNED UNIT DEVELOPMENT PHASE 10

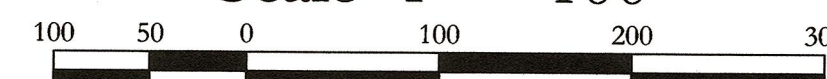
A REPLAT OF A PORTION OF LOT 4 OF THAT SHORT PLAT RECORDED IN BOOK 3, PAGE 735
 LOCATED IN THE NW AND NE 1/4 OF THE SE 1/4 AND THE SW AND SE 1/4 OF THE NE 1/4
 OF SECTION 30, TOWNSHIP 4 NORTH, RANGE 1 EAST, WILLAMETTE MERIDIAN,
 CITY OF RIDGEFIELD, CLARK COUNTY, WASHINGTON
 CITY OF RIDGEFIELD FINAL PLAT NUMBER PLZ-18-XXXX
 DATE: SEPTEMBER 2018



LEGEND:

- ✱ - DENOTES FOUND AND HELD 1/2" REBAR WITH GREEN PLASTIC CAP INSCRIBED "PLS 54471" PER THE PLAT OF "TAVERNER RIDGE PUD PHASE 9" AS RECORDED IN BOOK 311, PAGE 954, CLARK COUNTY PLAT RECORDS VISITED ON NOVEMBER 27, 2017
- ⊕ - DENOTES CALCULATED ONE-QUARTER CORNER POSITION PER SHORT PLAT RECORDED IN BOOK 3, PAGE 735, CLARK COUNTY SURVEY RECORDS (S1)
- ⊕ - DENOTES CALCULATED SECTION CORNER POSITION PER SHORT PLAT RECORDED IN BOOK 3, PAGE 735, CLARK COUNTY SURVEY RECORDS (S1)

Scale 1" = 100'



PRELIMINARY



9.17.18

PBS

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 Vancouver, WA 98660
 360.695.3488
 pbsusa.com

DRAWN BY: RFS	SCALE: 1"=100'	8/1/2018
CHECKED BY: TLG	JOB NO.: 71072.000	SHEET 2 OF 6

PERIMETER DESCRIPTION:

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

BEGINNING AT THE NORTHERLY MOST CORNER OF THE PLAT "TAVERNER RIDGE PLANNED UNIT DEVELOPMENT PHASE 9" AS RECORDED IN BOOK 311, PAGE 954, CLARK COUNTY PLAT RECORDS, SAID POINT BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH TAVERNER DRIVE AND THE BEGINNING OF A 230.00 FOOT RADIUS CURVE TO THE LEFT;

THENCE ALONG SAID CURVE TO THE LEFT AND THE SOUTH LINE OF THE PLAT "TAVERNER RIDGE PLANNED UNIT DEVELOPMENT PHASE 7" AS RECORDED IN BOOK 311, PAGE 818, CLARK COUNTY PLAT RECORDS, THROUGH A CENTRAL ANGLE OF 02°04'05" (THE CHORD OF WHICH BEARS NORTH 24°40'52" WEST, 8.30 FEET), AN ARC DISTANCE OF 8.30 FEET TO A POINT OF REVERSE CURVATURE TO THE RIGHT;

THENCE ALONG SAID REVERSE CURVE TO THE RIGHT AND SAID SOUTH LINE, THROUGH A CENTRAL ANGLE OF 97°09'20" (THE CHORD OF WHICH BEARS NORTH 22°51'45" EAST, 15.00 FEET), AN ARC DISTANCE OF 16.95 FEET TO A POINT OF TANGENCY ON SAID SOUTH LINE;

THENCE NORTH 71°26'25" EAST, ALONG SAID SOUTH LINE, FOR A DISTANCE OF 245.70 FEET TO THE BEGINNING OF A 330.00 FOOT RADIUS CURVE TO THE LEFT;

THENCE ALONG SAID CURVE TO THE LEFT AND THE EASTERLY EXTENSION OF SAID SOUTH LINE, THROUGH A CENTRAL ANGLE OF 11°31'03" (THE CHORD OF WHICH BEARS NORTH 65°40'54" EAST, 66.22 FEET), AN ARC DISTANCE OF 66.34 FEET TO A POINT 42.48 FEET SOUTHWESTERLY OF, WHEN MEASURED PERPENDICULAR TO THE CENTERLINE OF SOUTH HILLHURST ROAD;

THENCE SOUTH 77°40'27" EAST, FOR A DISTANCE OF 3.77 FEET TO A POINT 40.00 FEET SOUTHWESTERLY OF, WHEN MEASURED PERPENDICULAR TO SAID CENTERLINE, SAID POINT BEING ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID SOUTH HILLHURST ROAD AND THE BEGINNING OF A 4240.00 FOOT NON-TANGENT CURVE TO THE LEFT;

THENCE ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE AND SAID NON-TANGENT CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 03°04'53" (THE CHORD OF WHICH BEARS SOUTH 38°01'24" EAST, 228.00 FEET) AN ARC DISTANCE OF 228.03 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 47°13'49" EAST, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 80.62 FEET TO A POINT 30.00 FEET SOUTHWESTERLY OF, WHEN MEASURED PERPENDICULAR TO SAID CENTERLINE AND THE BEGINNING OF A 4230.00 FOOT NON-TANGENT CURVE TO THE LEFT;

THENCE ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE AND SAID NON-TANGENT CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 04°36'23" (THE CHORD OF WHICH BEARS SOUTH 42°56'58" EAST, 339.99 FEET) AN ARC DISTANCE OF 340.08 FEET TO A POINT ON THE EASTERLY LINE OF LOT 4 OF THAT SHORT PLAT RECORDED IN BOOK 3, PAGE 735, CLARK COUNTY PLAT RECORDS, SAID POINT BEING 20.00 FEET WESTERLY OF, WHEN MEASURED PERPENDICULAR TO THE CENTERLINE OF SOUTH SEVER ROAD;

THENCE SOUTH 01°30'04" WEST, ALONG THE EASTERLY LINE OF SAID LOT 4, SAID LINE BEING 20.00 FEET WESTERLY OF AND PARALLEL WITH THE CENTERLINE OF SAID ROAD, FOR A DISTANCE OF 570.39 FEET TO AN ANGLE POINT;

THENCE NORTH 88°29'56" WEST, LEAVING SAID EASTERLY LINE, FOR A DISTANCE OF 10.00 FEET TO THE BEGINNING OF A 20.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT;

THENCE ALONG SAID NON-TANGENT CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 90°00'17" (THE CHORD OF WHICH BEARS NORTH 43°30'04" WEST, 28.29 FEET) AN ARC DISTANCE OF 31.42 FEET TO A POINT OF TANGENCY;

THENCE NORTH 88°30'13" WEST, FOR A DISTANCE OF 51.01 FEET TO THE BEGINNING OF A 20.00 FOOT RADIUS CURVE TO THE LEFT;

THENCE ALONG SAID NON-TANGENT CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 90°32'39" (THE CHORD OF WHICH BEARS SOUTH 46°13'28" WEST, 28.42 FEET) AN ARC DISTANCE OF 31.61 FEET TO A POINT OF NON-TANGENCY;

THENCE NORTH 89°02'52" WEST, FOR A DISTANCE OF 48.00 FEET TO AN ANGLE POINT;

THENCE NORTH 00°57'08" EAST, FOR A DISTANCE OF 0.84 FEET TO THE BEGINNING OF A 20.00 FOOT RADIUS CURVE TO THE LEFT;

THENCE ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 89°27'21" (THE CHORD OF WHICH BEARS NORTH 43°46'32" WEST, 28.15 FEET) AN ARC DISTANCE OF 31.23 FEET TO A POINT OF TANGENCY;

THENCE NORTH 88°30'13" WEST, FOR A DISTANCE OF 34.09 FEET TO THE BEGINNING OF A 600.00 FOOT RADIUS CURVE TO THE RIGHT;

THENCE ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 14°43'08" (THE CHORD OF WHICH BEARS NORTH 81°08'39" WEST, 153.71 FEET) AN ARC DISTANCE OF 154.14 FEET TO THE BEGINNING OF A 20.00 RADIUS REVERSE CURVE TO THE LEFT;

THENCE ALONG SAID REVERSE CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 82°41'41" (THE CHORD OF WHICH BEARS SOUTH 64°52'04" WEST, 26.42 FEET) AN ARC DISTANCE OF 28.87 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 23°31'14" WEST, FOR A DISTANCE OF 4.97 FEET TO AN ANGLE POINT;

THENCE NORTH 66°28'46" WEST, FOR A DISTANCE OF 48.00 FEET TO THE BEGINNING OF A 20.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT;

THENCE ALONG SAID NON-TANGENT CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 88°50'42" (THE CHORD OF WHICH BEARS NORTH 20°54'07" WEST, 28.00 FEET) AN ARC DISTANCE OF 31.01 FEET TO A POINT OF TANGENCY;

THENCE NORTH 65°19'28" WEST, FOR A DISTANCE OF 51.01 FEET TO THE BEGINNING OF A 20.00 FOOT RADIUS CURVE TO THE LEFT;

THENCE ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 91°09'18" (THE CHORD OF WHICH BEARS SOUTH 69°05'53" WEST, 28.57 FEET) AN ARC DISTANCE OF 31.82 FEET TO A POINT ON THE EAST LINE OF THE PLAT "TAVERNER RIDGE PLANNED UNIT DEVELOPMENT PHASE 9";

THENCE NORTH 23°31'14" EAST, ALONG SAID EAST LINE, FOR A DISTANCE OF 12.24 FEET TO AN ANGLE POINT;

THENCE NORTH 72°28'06" EAST, ALONG SAID EAST LINE, FOR A DISTANCE OF 12.15 FEET TO AN ANGLE POINT;

THENCE NORTH 24°40'32" EAST, ALONG SAID EAST LINE, FOR A DISTANCE OF 60.00 FEET TO AN ANGLE POINT;

THENCE NORTH 65°19'28" WEST, ALONG SAID EAST LINE, FOR A DISTANCE OF 2.53 FEET TO AN ANGLE POINT;

THENCE NORTH 20°54'07" WEST, ALONG SAID EAST LINE, FOR A DISTANCE OF 11.20 FEET TO AN ANGLE POINT;

THENCE NORTH 23°31'14" EAST, ALONG SAID EAST LINE, FOR A DISTANCE OF 11.76 FEET TO THE BEGINNING OF A 20.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT;

THENCE LEAVING SAID EAST LINE ALONG SAID NON-TANGENT CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 88°50'42" (THE CHORD OF WHICH BEARS SOUTH 20°54'07" EAST, 28.00 FEET) AN ARC DISTANCE OF 31.01 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 65°19'28" EAST, FOR A DISTANCE OF 49.69 FEET TO THE BEGINNING OF A 540.00 FOOT RADIUS CURVE TO THE LEFT;

THENCE ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 23°10'44" (THE CHORD OF WHICH BEARS SOUTH 76°54'51" EAST, 216.97 FEET) AN ARC DISTANCE OF 218.46 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 88°30'13" EAST, FOR A DISTANCE OF 41.48 FEET TO AN ANGLE POINT;

THENCE NORTH 46°13'28" EAST, FOR A DISTANCE OF 14.08 FEET TO AN ANGLE POINT;

THENCE NORTH 88°30'13" WEST, FOR A DISTANCE OF 51.39 FEET TO THE BEGINNING OF A 530.00 FOOT RADIUS CURVE TO THE RIGHT;

THENCE ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 06°26'53" (THE CHORD OF WHICH BEARS NORTH 85°16'47" WEST, 59.61 FEET) AN ARC DISTANCE OF 59.64 FEET TO A POINT OF NON-TANGENCY;

THENCE NORTH 05°06'24" EAST, FOR A DISTANCE OF 142.23 FEET TO THE BEGINNING OF A 320.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT;

THENCE ALONG SAID NON-TANGENT CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 06°18'30" (THE CHORD OF WHICH BEARS SOUTH 85°53'36" EAST, 35.22 FEET) AN ARC DISTANCE OF 35.23 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 89°02'52" EAST, FOR A DISTANCE OF 67.26 FEET TO AN ANGLE POINT;

THENCE NORTH 00°57'08" EAST, FOR A DISTANCE OF 26.00 FEET TO AN ANGLE POINT;

THENCE NORTH 89°02'52" WEST, FOR A DISTANCE OF 67.26 FEET TO THE BEGINNING OF A 294.00 FOOT RADIUS CURVE TO THE RIGHT;

THENCE ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 06°29'06" (THE CHORD OF WHICH BEARS NORTH 85°48'18" WEST, 33.26 FEET) AN ARC DISTANCE OF 33.28 FEET TO A POINT OF NON-TANGENCY;

THENCE NORTH 07°26'15" EAST, FOR A DISTANCE OF 39.83 FEET TO THE BEGINNING OF A 425.00 FOOT RADIUS CURVE TO THE LEFT;

THENCE ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 38°27'08" (THE CHORD OF WHICH BEARS NORTH 11°47'19" WEST, 279.90 FEET) AN ARC DISTANCE OF 285.22 FEET TO A POINT OF NON-TANGENCY;

THENCE NORTH 34°46'01" EAST, FOR A DISTANCE OF 18.43 FEET TO THE BEGINNING OF A 274.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT;

THENCE ALONG SAID NON-TANGENT CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 18°43'45" (THE CHORD OF WHICH BEARS NORTH 45°52'06" WEST, 89.17 FEET) AN ARC DISTANCE OF 89.57 FEET TO A POINT OF TANGENCY;

THENCE NORTH 36°30'14" WEST, FOR A DISTANCE OF 24.53 FEET TO AN ANGLE POINT;

THENCE SOUTH 53°29'46" WEST, FOR A DISTANCE OF 96.00 FEET TO AN ANGLE POINT;

THENCE SOUTH 36°30'14" EAST, FOR A DISTANCE OF 6.23 FEET TO AN ANGLE POINT;

THENCE SOUTH 53°17'27" WEST, FOR A DISTANCE OF 87.09 FEET TO A POINT ON THE EAST LINE OF THE PLAT "TAVERNER RIDGE PLANNED UNIT DEVELOPMENT PHASE 9";

THENCE NORTH 43°48'48" WEST, ALONG SAID EAST LINE, 97.64 FEET TO THE BEGINNING OF A 170.00 FOOT RADIUS CURVE TO THE RIGHT;

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

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

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

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

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

THENCE NORTH 23°38'50" WEST, ALONG SAID EAST LINE, 244.09 FEET TO THE POINT OF BEGINNING.

CONTAINS IN ALL 7.802 ACRES, MORE OR LESS.

TAVERNER RIDGE PLANNED UNIT DEVELOPMENT PHASE 10

A REPLAT OF A PORTION OF LOT 4 OF THAT SHORT PLAT RECORDED IN BOOK 3, PAGE 735

LOCATED IN THE NW AND NE 1/4 OF THE SE 1/4 AND THE SW AND SE 1/4 OF THE NE 1/4

OF SECTION 30, TOWNSHIP 4 NORTH, RANGE 1 EAST, WILLAMETTE MERIDIAN,

CITY OF RIDGEFIELD, CLARK COUNTY, WASHINGTON

CITY OF RIDGEFIELD FINAL PLAT NUMBER PLZ-18-XXXX

DATE: SEPTEMBER 2018

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	8.30'	230.00'	2°04'05"	N24°40'52"W	8.30'
C2	16.96'	10.00'	97°09'20"	N22°51'45"E	15.00'
C3	66.34'	330.00'	11°31'03"	N65°40'54"E	66.22'
C4	228.03'	4240.00'	3°04'53"	S38°01'24"E	228.00'
C5	340.08'	4230.00'	4°36'23"	S42°56'58"E	339.99'
C6	31.42'	20.00'	90°00'17"	N43°30'04"W	28.29'
C7	31.61'	20.00'	90°32'39"	S46°13'28"W	28.42'
C8	31.23'	20.00'	89°27'21"	N43°46'32"W	28.15'
C9	154.14'	600.00'	14°43'08"	N81°08'39"W	153.71'
C10	28.87'	20.00'	82°41'41"	S64°52'04"W	26.42'
C11	31.01'	20.00'	88°50'42"	N20°54'07"W	28.00'
C12	31.82'	20.00'	91°09'18"	S69°05'53"W	28.57'
C13	31.01'	20.00'	88°50'42"	S20°54'07"E	28.00'
C14	218.46'	540.00'	23°10'44"	S76°54'51"E	216.97'
C15	59.64'	530.00'	6°26'53"	N85°16'47"W	59.61'
C16	35.23'	320.00'	61°8'30"	S85°53'36"E	35.22'
C17	33.28'	294.00'	6°29'06"	N85°48'18"W	33.26'
C18	285.22'	425.00'	38°27'08"	N11°47'19"W	279.90'
C19	89.57'	274.00'	18°43'45"	N45°52'06"W	89.17'
C20	11.16'	170.00'	3°45'40"	N41°55'43"W	11.16'
C21	4.10'	3.50'	67°02'37"	N57°01'58"W	3.87'
C22	99.62'	300.00'	19°01'36"	N61°55'37"E	99.17'
C23	28.13'	300.00'	5°22'22"	N68°45'14"E	28.12'
C24	244.71'	4200.00'	3°20'18"	S37°43'52"E	244.68'
C25	34.60'	200.00'	9°54'45"	N28°36'12"W	34.56'
C26	70.39'	200.00'	20°09'58"	S33°43'49"E	70.03'
C27	55.09'	200.00'	15°46'58"	S35°55'19"E	54.92'
C28	15.30'	200.00'	4°23'00"	S25°50'20"E	15.30'
C29	22.63'	100.00'	12°58'00"	S64°57'25"W	22.58'
C30	96.08'	250.00'	22°01'15"	S25°29'36"E	95.49'
C31	21.59'	250.00'	4°56'52"	S34°01'48"E	21.58'
C32	74.50'	250.00'	17°04'23"	S23°01'10"E	74.22'
C33	104.92'	250.00'	24°02'46"	S48°31'37"E	104.15'
C34	107.34'	100.00'	61°30'08"	N29°47'56"W	102.26'
C35	230.59'	570.00'	23°10'44"	S76°54'51"E	229.02'
C36	184.25'	570.00'	18°31'13"	S79°14°36"E	183.44'
C37	46.35'	570.00'	4°39'32"	S67°39'14"E	46.33'
C38	15.71'	10.00'	90°00'00"	S26°26'25"W	14.14'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C39	1.25'	10.00'	7°09'20"	S22°08'15"E	1.25'
C40	34.17'	20.00'	97°52'45"	S72°35'12"E	30.16'
C41	28.06'	124.00'	12°58'00"	S64°57'25"W	28.00'
C42	17.89'	124.00'	8°15'55"	S62°36'23"W	17.87'
C43	10.17'	124.00'	4°42'05"	S69°05'23"W	10.17'
C44	20.20'	90.00'	12°51'24"	S30°04'32"E	20.15'
C45	4.47'	90.00'	2°50'50"	S35°04'49"E	4.47'
C46	15.72'	90.00'	10°00'35"	S28°39'07"E	15.70'
C47	24.68'	110.00'	12°51'24"	S30°04'32"E	24.63'
C48	0.92'	110.00'	0°28'38"	S36°15'55"E	0.92'
C49	23.77'	110.00'	12°22'46"	S29°50'13"E	23.72'
C50	49.79'	30.00'	95°05'15"	S23°53'48"W	44.27'
C51	26.15'	65.00'	23°02'59"	S82°57'55"W	25.97'
C52	45.04'	85.00'	30°21'43"	S86°37'16"W	44.52'
C53	36.75'	85.00'	24°46'19"	S89°24'58"W	36.46'
C54	8.29'	85.00'	5°35'24"	S74°14'06"W	8.29'
C55	44.46'	30.00'	84°54'45"	S66°06'12"E	40.50'
C56	275.89'	55.00'	287°24'39"	S67°21'58"W	65.11'
C57	32.25'	20.00'	92°22'58"	N25°14'56"E	28.87'
C58	20.75'	20.00'	59°27'28"	N46°57'53"W	19.84'
C59	0.23'	20.00'	0°38'43"	N77°00'59"W	0.23'
C60	54.27'	55.00'	56°32'11"	S49°04'16"E	52.10'
C61	50.97'	55.00'	53°06'09"	S05°44'54"W	49.17'
C62	24.80'	55.00'	25°50'23"	S45°13'10"W	24.59'
C63	0.79'	55.00'	0°49'07"	S58°32'55"W	0.79'
C64	41.49'	55.00'	4°31'318"	S80°34'08"W	40.51'
C65	74.59'	55.00'	77°42'19"	N38°58'04"W	69.01'
C66	28.98'	55.00'	30°11'11"	N14°58'41"E	28.64'
C67	15.55'	20.00'	44°33'16"	S07°47'39"W	15.16'
C68	86.86'	226.00'	22°01'15"	S25°29'36"E	86.33'
C69	16.95'	226.00'	4°17'53"	S16°37'55"E	16.95'
C70	47.44'	226.00'	12°01'41"	S24°47'42"E	47.36'
C71	22.46'	226.00'	5°41'41"	S33°39'23"E	22.45'
C72	25.15'	20.00'	72°03'21"	N72°31'54"W	23.53'
C73	17.20'	76.00'	12°58'00"	S64°57'25"W	17.16'
C74	35.70'	20.00'	102°17'13"	S07°19'49"W	31.15'
C75	484.96'	4260.00'	6°31'21"	S41°40'37"E	484.70'
C76	40.11'	4260.00'	0°32'22"	S38°41'08"E	40.11'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C77	45.09'	4260.00'	0°36'23"	S39°15'30"E	45.09'
C78	35.05'	4260.00'	0°28'17"	S39°47'51"E	35.05'
C79	40.04'	4260.00'	0°32'19"	S40°18'09"E	40.04'
C80	40.03'	4260.00'	0°32'18"	S40°50'27"E	40.03'
C81	40.02'	4260.00'	0°32'17"	S41°22'45"E	40.01'
C82	45.01'	4260.00'	0°36'19"	S41°57'03"E	45.01'
C83	35.00'	4260.00'	0°28'15"	S42°29'20"E	35.00'
C84	40.00'	4260.00'	0°32'17"	S42°59'36"E	40.00'
C85	40.00'	4260.00'	0°32'17"	S43°31'53"E	40.00'
C86	40.01'	4260.00'	0°32'17"	S44°04'10"E	40.01'
C87	44.60'	4260.00'	0°36'00"	S44°38'18"E	44.60'
C88	416.65'	4240.00'	5°37'49"	S42°22'45"E	416.48'
C89	94.85'	226.00'	24°02'46"	S48°31'37"E	94.15'
C90	1.55'	226.00'	0°23'34"	S36°42'01"E	1.55'
C91	40.06'	226.00'	10°09'20"	S41°58'28"E	40.01'
C92	45.76'	226.00'	11°36'03"	S52°51'10"E	45.68'
C93	7.48'	226.00'	1°53'48"	S59°36'06"E	7.48'
C94	25.43'	274.00'	5°19'01"	S57°53'29"E	25.42'
C95	81.58'	76.00'	61°30'08"	N29°47'56"W	77.72'
C96	133.10'	124.00'	61°30'08"	N29°47'56"W	126.80'
C97	15.08'	124.00'	6°58'09"	N57°03'55"W	15.07'
C98	40.19'	124.00'	18°34'08"	N44°17'47"W	40.01'
C99	39.22'	124.00'	18°07'21"	N25°57'03"W	39.06'
C100	37.79'	124.00'	17°27'36"	N08°09'34"W	37.64'
C101	0.83'	124.00'	0°22'54"	N00°45'42"E	0.83'
C102	224.79'	425.00'	30°18'16"	N15°51'45"W	222.18'
C103	44.95'	425.00'	6°03'35"	N02°19'11"E	44.93'
C104	15.49'	425.00'	2°05'16"	N06°23'37"E	15.49'
C105	31.23'	20.00'	89°27'21"	S43°46'32"E	28.15'
C106	10.48'	20.00'	30°00'42"	S14°03'12"E	10.36'
C107	20.75'	20.00'	59°26'40"	S58°46'53"E	19.83'
C108	31.41'	20.00'	89°59'43"	N46°29'56"E	28.28'

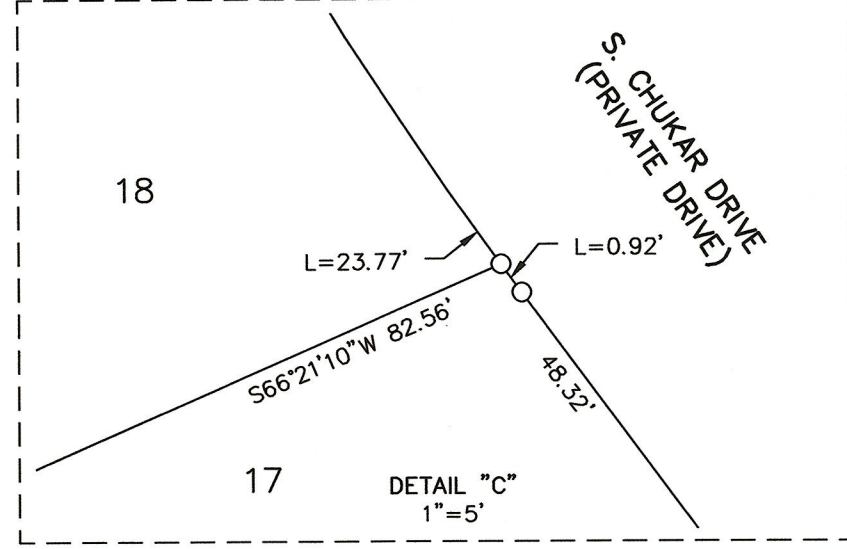
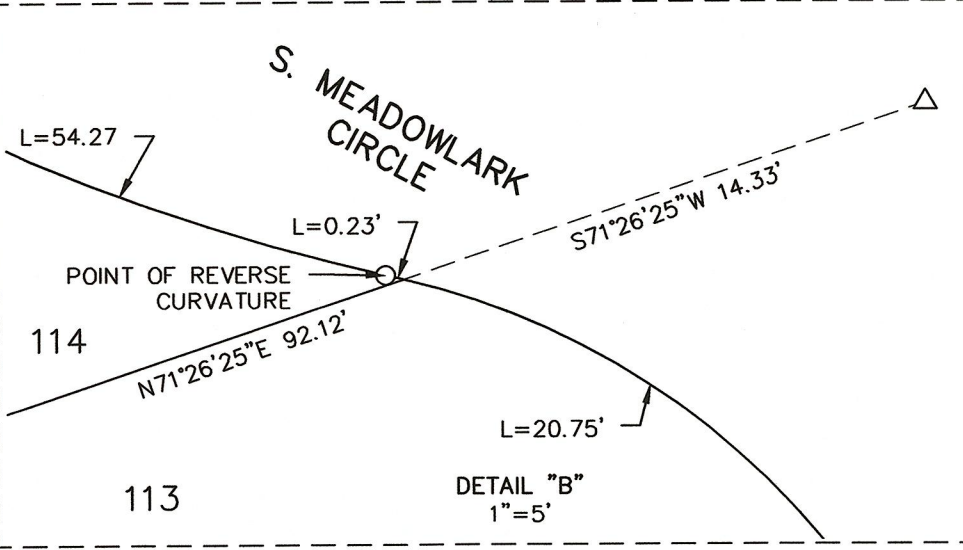
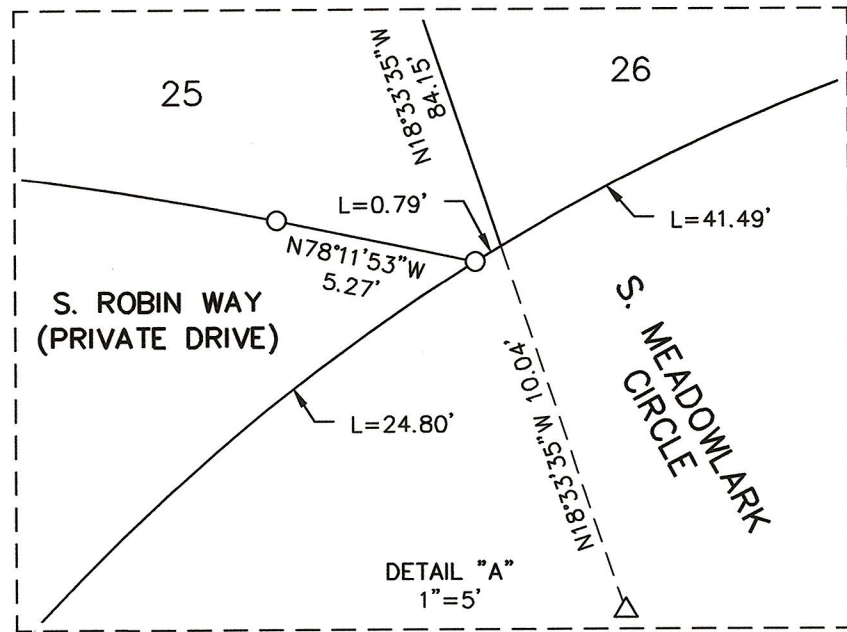
TAVERNER RIDGE PLANNED UNIT DEVELOPMENT PHASE 10

A REPLAT OF A PORTION OF LOT 4 OF THAT SHORT PLAT RECORDED IN BOOK 3, PAGE 735
LOCATED IN THE NW AND NE 1/4 OF THE SE 1/4 AND THE SW AND SE 1/4 OF THE NE 1/4
OF SECTION 30, TOWNSHIP 4 NORTH, RANGE 1 EAST, WILLAMETTE MERIDIAN,
CITY OF RIDGEFIELD, CLARK COUNTY, WASHINGTON
CITY OF RIDGEFIELD FINAL PLAT NUMBER PLZ-18-XXXX
DATE: SEPTEMBER 2018

- NOTES:
- 1.) TRACT "A" IS AN OPEN SPACE TO BE OWNED AND MAINTAINED BY THE TAVERNER RIDGE HOMEOWNERS ASSOCIATION.
 - 2.) TRACTS "C" AND "D" (S. ROBIN WAY/S. CHUKAR DRIVE) ARE 20' WIDE PRIVATE DRIVE AND UTILITY EASEMENTS (FOR THE BENEFIT OF LOTS 12-26 AND 111-115) TO BE OWNED AND MAINTAINED BY THE TAVERNER RIDGE HOMEOWNERS ASSOCIATION, ALONG WITH AN INGRES/EGRESS AND UTILITY EASEMENT DEDICATED TO THE CITY OF RIDGEFIELD.
 - 3.) CLARK REGIONAL WASTEWATER DISTRICT IS GRANTED A SEWER EASEMENT OVER THE ENTIRETY OF TRACTS "C" AND "D" WITH THIS PLAT.

- LEGEND:
- - DENOTES SET 1/2" X 24" REBAR WITH GREEN PLASTIC CAP INSCRIBED "PLS 54471"
 - △ - DENOTES SET 1" COPPER PLUG INSCRIBED "PLS 54471" SET AT THE EXTENSION OF ALL LOT LINES IN THE CURB FOR THE PURPOSE OF LINE PROJECTION, NOT LOT LINE DISTANCE
 - - DENOTES SET 1/2" X 24" REBAR WITH ALUMINUM CAP INSCRIBED "PBS PLS 54471"
 - - DENOTES FOUND AND HELD 1/2" REBAR WITH ALUMINUM CAP INSCRIBED "PLS 30446" PER THE PLAT OF "TAVERNER RIDGE PUD PHASE 7" AS RECORDED IN BOOK 311, PAGE 818, CLARK COUNTY PLAT RECORDS VISITED ON APRIL 24, 2017
 - ▲ - DENOTES FOUND AND HELD 1/2" REBAR WITH ALUMINUM CAP INSCRIBED "PBS PLS 54471" PER THE PLAT OF "TAVERNER RIDGE PUD PHASE 9" AS RECORDED IN BOOK 311, PAGE 954, CLARK COUNTY PLAT RECORDS VISITED ON OCTOBER 12, 2017
 - ✱ - DENOTES FOUND AND HELD 1/2" REBAR WITH GREEN PLASTIC CAP INSCRIBED "PLS 54471" PER THE PLAT OF "TAVERNER RIDGE P.U.D. PHASE 9" AS RECORDED IN BOOK 311, PAGE 954, CLARK COUNTY PLAT RECORDS VISITED ON OCTOBER 12, 2017
- 1 - MONUMENT SET TO REPLACE FOUND AND HELD MONUMENT AS SHOWN IN (R1). DESTROYED DURING CONSTRUCTION. FIELD TIED APRIL 24, 2017
- 2 - MONUMENT SET TO REPLACE FOUND AND HELD MONUMENT AS SHOWN IN (R2). DESTROYED DURING CONSTRUCTION. FIELD TIED OCTOBER 12, 2017
- 3 - MONUMENT SET IN (R2). DESTROYED DURING CONSTRUCTION. NOT RESET
- (R1) - DENOTES RECORD DATA PER THE PLAT OF "TAVERNER RIDGE PUD PHASE 7" AS RECORDED IN BOOK 311, PAGE 818, CLARK COUNTY PLAT RECORDS
- (R2) - DENOTES RECORD DATA PER THE PLAT OF "TAVERNER RIDGE PUD PHASE 9" AS RECORDED IN BOOK 311, PAGE 954, CLARK COUNTY PLAT RECORDS
- (R4) - DENOTES RECORD DATA PER THE RECORD OF SURVEY AS RECORDED IN BOOK 24, PAGE 33, CLARK COUNTY SURVEY RECORDS

CURB MONUMENT OFFSET TABLE	
LOT NUMBER	OFFSET DISTANCE
16/TRACT C	10.25'
17/18	11.75'
18/19	11.75'
19/20	11.75'
20/21	11.75'
21/22	11.75'
22/TRACT "A"	11.63'
25/26	10.04'
26/TRACT A	11.82'
27/TRACT A	14.85'
27/28	10.64'
28/29	9.96'
29/30	9.70'
30/31	9.70'
112/TRACT C	10.25'
113/114	14.33'
114/115	9.65'

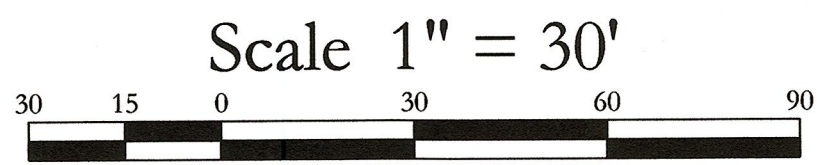


PRELIMINARY



PBS
PBS Engineering and Environmental Inc.
415 W 6th Street Suite 601
Vancouver, WA 98660
360.895.3488
pbsusa.com

DRAWN BY: RFS	SCALE: 1"=30'	8/1/2018
CHECKED BY: TLG	JOB NO.: 71072.000	SHEET 4 OF 6



TAVERNER RIDGE PLANNED UNIT DEVELOPMENT PHASE 10

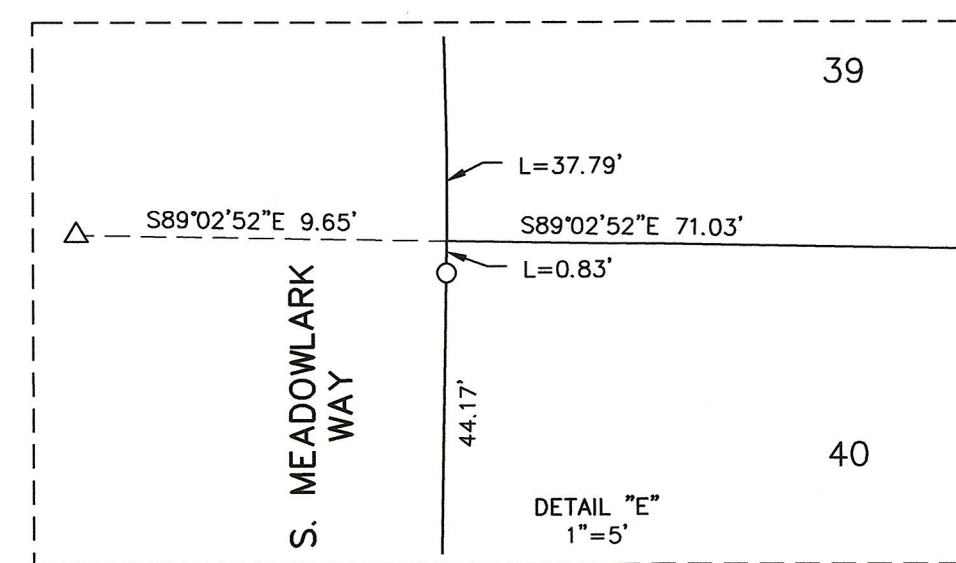
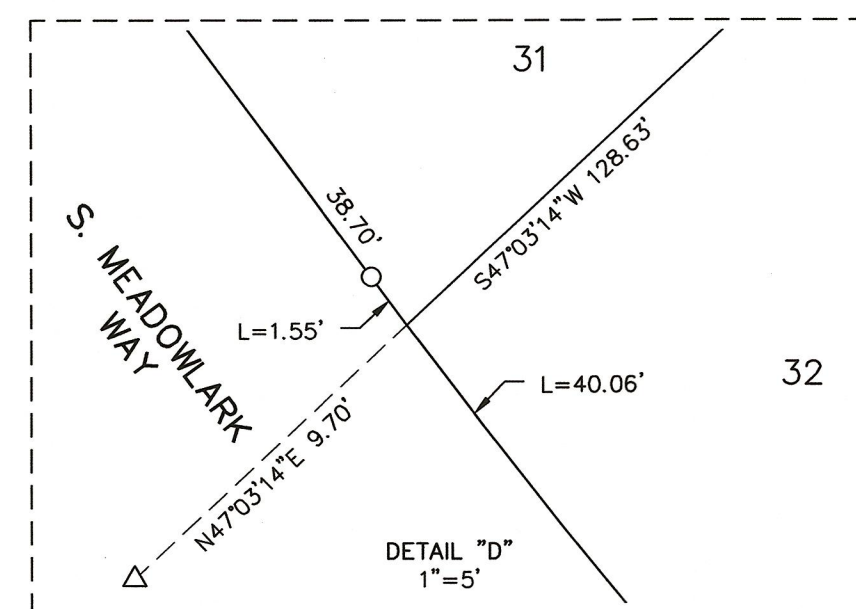
A REPLAT OF A PORTION OF LOT 4 OF THAT SHORT PLAT RECORDED IN BOOK 3, PAGE 735
 LOCATED IN THE NW AND NE 1/4 OF THE SE 1/4 AND THE SW AND SE 1/4 OF THE NE 1/4
 OF SECTION 30, TOWNSHIP 4 NORTH, RANGE 1 EAST, WILLAMETTE MERIDIAN,
 CITY OF RIDGEFIELD, CLARK COUNTY, WASHINGTON
 CITY OF RIDGEFIELD FINAL PLAT NUMBER PLZ-18-XXXX
 DATE: SEPTEMBER 2018

NOTES:

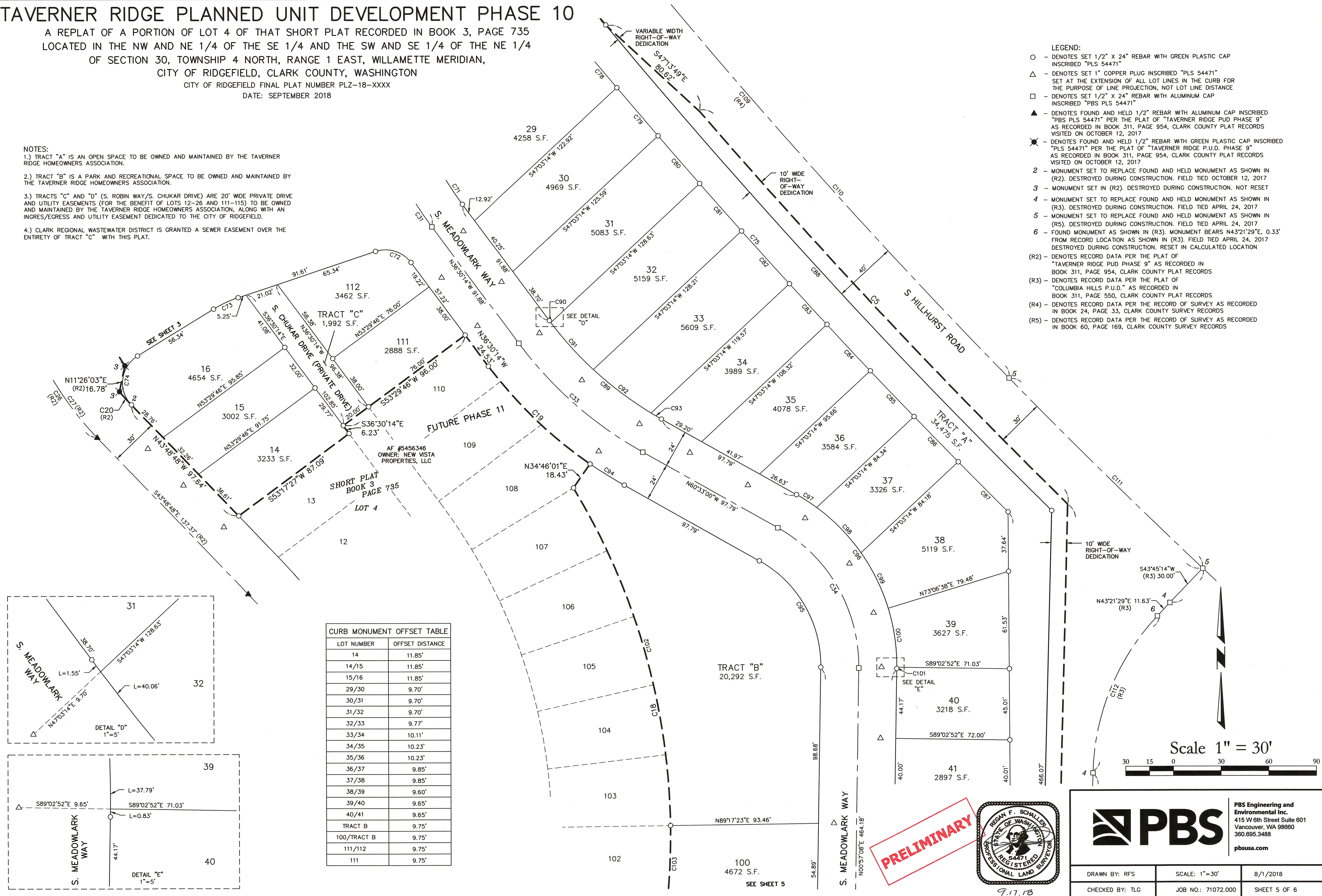
- 1.) TRACT "A" IS AN OPEN SPACE TO BE OWNED AND MAINTAINED BY THE TAVERNER RIDGE HOMEOWNERS ASSOCIATION.
- 2.) TRACT "B" IS A PARK AND RECREATIONAL SPACE TO BE OWNED AND MAINTAINED BY THE TAVERNER RIDGE HOMEOWNERS ASSOCIATION.
- 3.) TRACTS "C" AND "D" (S. ROBIN WAY/S. CHUKAR DRIVE) ARE 20' WIDE PRIVATE DRIVE AND UTILITY EASEMENTS (FOR THE BENEFIT OF LOTS 12-26 AND 111-115) TO BE OWNED AND MAINTAINED BY THE TAVERNER RIDGE HOMEOWNERS ASSOCIATION, ALONG WITH AN INGRESS/EGRESS AND UTILITY EASEMENT DEDICATED TO THE CITY OF RIDGEFIELD.
- 4.) CLARK REGIONAL WASTEWATER DISTRICT IS GRANTED A SEWER EASEMENT OVER THE ENTIRETY OF TRACT "C" WITH THIS PLAT.

LEGEND:

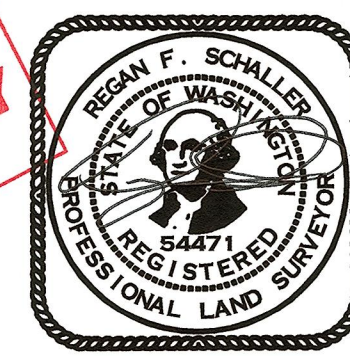
- - DENOTES SET 1/2" X 24" REBAR WITH GREEN PLASTIC CAP INSCRIBED "PLS 54471"
- △ - DENOTES SET 1" COPPER PLUG INSCRIBED "PLS 54471" SET AT THE EXTENSION OF ALL LOT LINES IN THE CURB FOR THE PURPOSE OF LINE PROJECTION, NOT LOT LINE DISTANCE
- - DENOTES SET 1/2" X 24" REBAR WITH ALUMINUM CAP INSCRIBED "PBS PLS 54471"
- ▲ - DENOTES FOUND AND HELD 1/2" REBAR WITH ALUMINUM CAP INSCRIBED "PBS PLS 54471" PER THE PLAT OF "TAVERNER RIDGE PUD PHASE 9" AS RECORDED IN BOOK 311, PAGE 954, CLARK COUNTY PLAT RECORDS VISITED ON OCTOBER 12, 2017
- ✱ - DENOTES FOUND AND HELD 1/2" REBAR WITH GREEN PLASTIC CAP INSCRIBED "PLS 54471" PER THE PLAT OF "TAVERNER RIDGE P.U.D. PHASE 9" AS RECORDED IN BOOK 311, PAGE 954, CLARK COUNTY PLAT RECORDS VISITED ON OCTOBER 12, 2017
- 2 - MONUMENT SET TO REPLACE FOUND AND HELD MONUMENT AS SHOWN IN (R2). DESTROYED DURING CONSTRUCTION. FIELD TIED OCTOBER 12, 2017
- 3 - MONUMENT SET IN (R2). DESTROYED DURING CONSTRUCTION. NOT RESET
- 4 - MONUMENT SET TO REPLACE FOUND AND HELD MONUMENT AS SHOWN IN (R3). DESTROYED DURING CONSTRUCTION. FIELD TIED APRIL 24, 2017
- 5 - MONUMENT SET TO REPLACE FOUND AND HELD MONUMENT AS SHOWN IN (R5). DESTROYED DURING CONSTRUCTION. FIELD TIED APRIL 24, 2017
- 6 - FOUND MONUMENT AS SHOWN IN (R3). MONUMENT BEARS N43°21'29"E, 0.33' FROM RECORD LOCATION AS SHOWN IN (R3). FIELD TIED APRIL 24, 2017 DESTROYED DURING CONSTRUCTION. RESET IN CALCULATED LOCATION
- (R2) - DENOTES RECORD DATA PER THE PLAT OF "TAVERNER RIDGE PUD PHASE 9" AS RECORDED IN BOOK 311, PAGE 954, CLARK COUNTY PLAT RECORDS
- (R3) - DENOTES RECORD DATA PER THE PLAT OF "COLUMBIA HILLS P.U.D." AS RECORDED IN BOOK 311, PAGE 550, CLARK COUNTY PLAT RECORDS
- (R4) - DENOTES RECORD DATA PER THE RECORD OF SURVEY AS RECORDED IN BOOK 24, PAGE 33, CLARK COUNTY SURVEY RECORDS
- (R5) - DENOTES RECORD DATA PER THE RECORD OF SURVEY AS RECORDED IN BOOK 60, PAGE 169, CLARK COUNTY SURVEY RECORDS



LOT NUMBER	OFFSET DISTANCE
14	11.85'
14/15	11.85'
15/16	11.85'
29/30	9.70'
30/31	9.70'
31/32	9.70'
32/33	9.77'
33/34	10.11'
34/35	10.23'
35/36	10.23'
36/37	9.85'
37/38	9.85'
38/39	9.60'
39/40	9.65'
40/41	9.65'
TRACT B	9.75'
100/TRACT B	9.75'
111/112	9.75'
111	9.75'



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

DRAWN BY: RFS	SCALE: 1"=30'	8/1/2018
CHECKED BY: TLG	JOB NO.: 71072.000	SHEET 5 OF 6

TAVERNER RIDGE PLANNED UNIT DEVELOPMENT PHASE 10

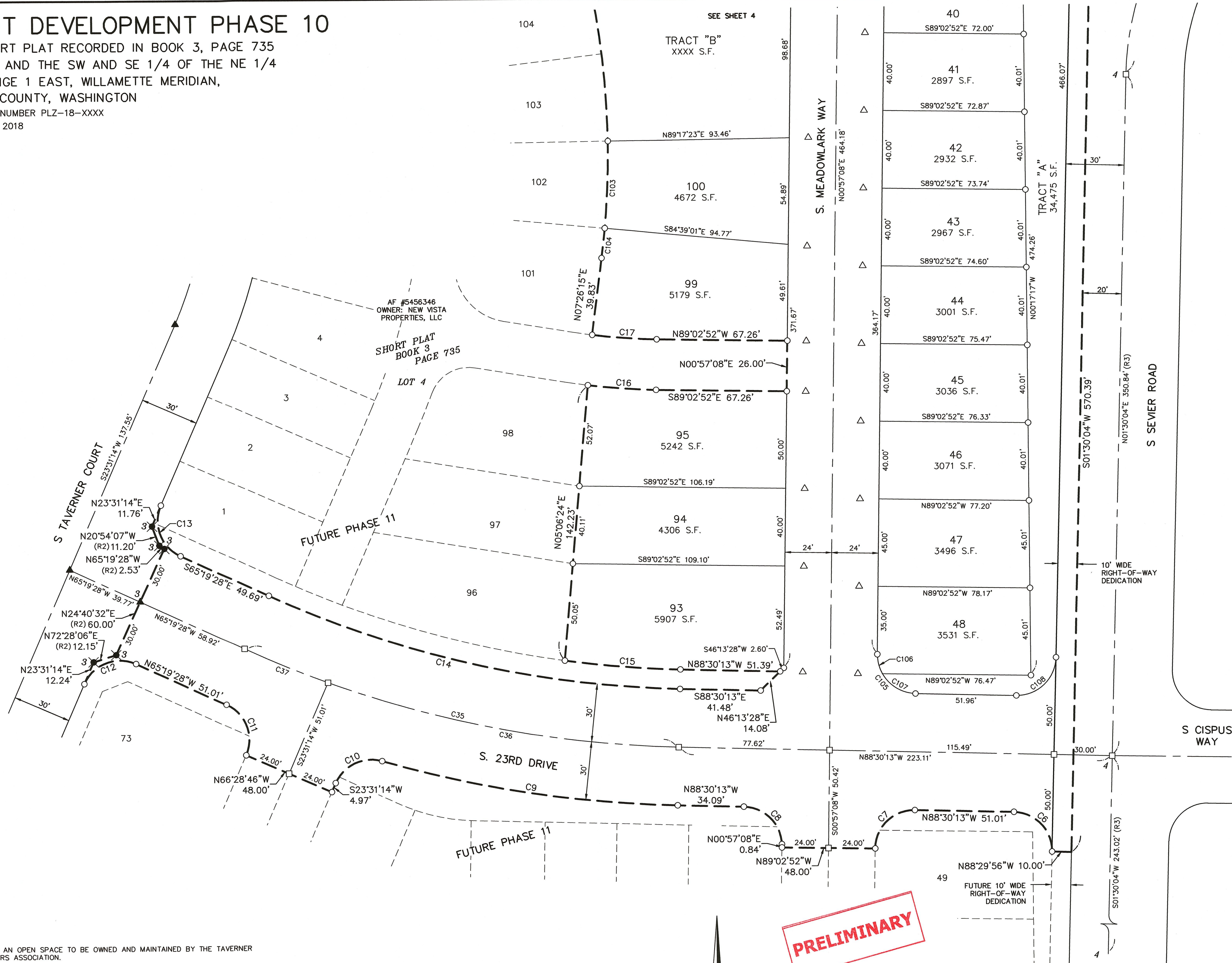
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LOCATED IN THE NW AND NE 1/4 OF THE SE 1/4 AND THE SW AND SE 1/4 OF THE NE 1/4
OF SECTION 30, TOWNSHIP 4 NORTH, RANGE 1 EAST, WILLAMETTE MERIDIAN,
CITY OF RIDGEFIELD, CLARK COUNTY, WASHINGTON
CITY OF RIDGEFIELD FINAL PLAT NUMBER PLZ-18-XXXX
DATE: AUGUST 2018

- LEGEND:**
- - DENOTES SET 1/2" X 24" REBAR WITH GREEN PLASTIC CAP INSCRIBED "PLS 54471"
 - △ - DENOTES SET 1" COPPER PLUG INSCRIBED "PLS 54471"
 - - DENOTES SET 1/2" X 24" REBAR WITH ALUMINUM CAP INSCRIBED "PBS PLS 54471"
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 - (R2) - DENOTES RECORD DATA PER THE PLAT OF "TAVERNER RIDGE PUD PHASE 9" AS RECORDED IN BOOK 311, PAGE 954, CLARK COUNTY PLAT RECORDS
 - (R3) - DENOTES RECORD DATA PER THE PLAT OF "COLUMBIA HILLS P.U.D." AS RECORDED IN BOOK 311, PAGE 550, CLARK COUNTY PLAT RECORDS

CURB MONUMENT OFFSET TABLE	
LOT NUMBER	OFFSET DISTANCE
40/41	9.65'
41/42	9.75'
42/43	9.65'
43/44	9.65'
44/45	9.75'
45/46	9.75'
46/47	9.75'
47/48	9.75'
48	12.53'
93	11.60'
93/94	9.75'
94/95	9.75'
95	9.75'
99	9.75'
99/100	9.78'
100/TRACT B	9.75'

NOTES:

- 1.) TRACT "A" IS AN OPEN SPACE TO BE OWNED AND MAINTAINED BY THE TAVERNER RIDGE HOMEOWNERS ASSOCIATION.
- 2.) TRACT "B" IS A PARK AND RECREATIONAL SPACE TO BE OWNED AND MAINTAINED BY THE TAVERNER RIDGE HOMEOWNERS ASSOCIATION.



Scale 1" = 30'

PRELIMINARY



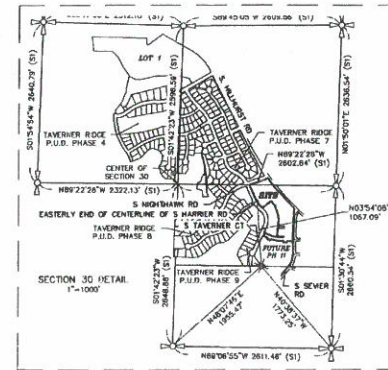
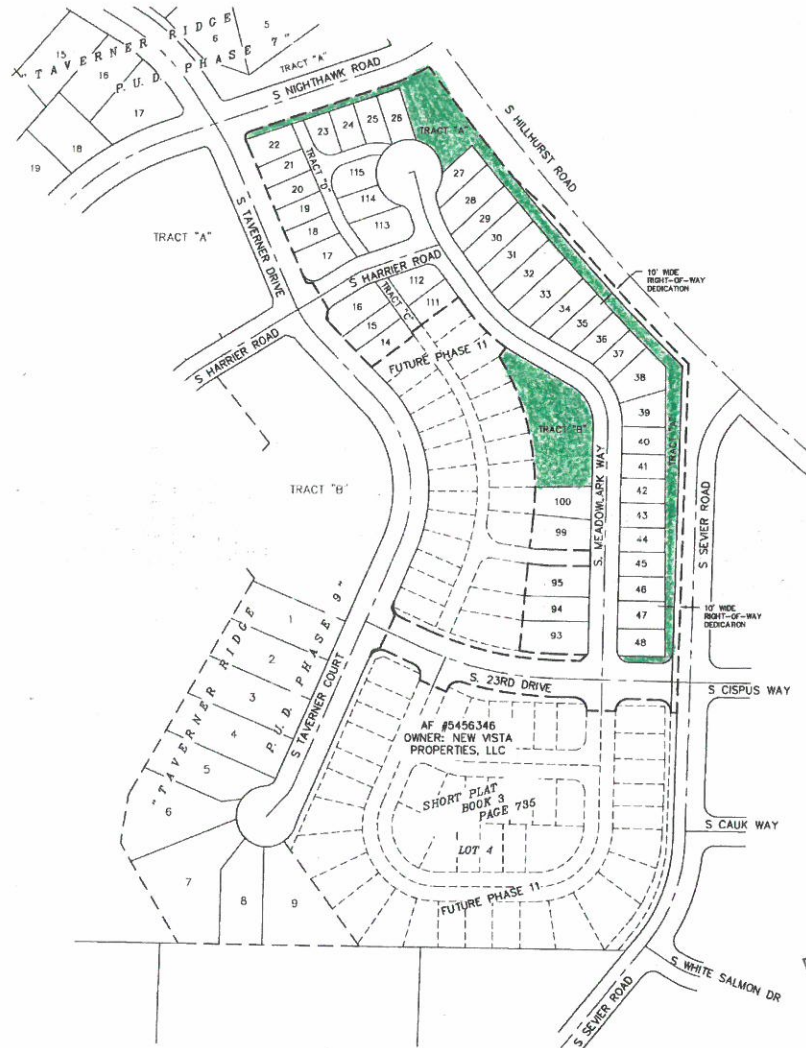
PBS

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360.695.3488
pbsusa.com

DRAWN BY: RFS	SCALE: 1"=30'	8/1/2018
CHECKED BY: TLG	JOB NO.: 71072.000	SHEET 6 OF 6

TAVERNER RIDGE PLANNED UNIT DEVELOPMENT PHASE 10

A REPLAT OF A PORTION OF LOT 4 OF THAT SHORT PLAT RECORDED IN BOOK 3, PAGE 735
 LOCATED IN THE NW AND NE 1/4 OF THE SE 1/4 AND THE SW AND SE 1/4 OF THE NE 1/4
 OF SECTION 30, TOWNSHIP 4 NORTH, RANGE 1 EAST, WILLAMETTE MERIDIAN,
 CITY OF RIDGEFIELD, CLARK COUNTY, WASHINGTON
 CITY OF RIDGEFIELD FINAL PLAT NUMBER PLZ-18-XXXX
 DATE: AUGUST 2018



LEGEND:

- ✕ DENOTES FOUND AND FIELD 1/2" REBAR WITH GREEN PLASTIC CAP INSPIRED "PLS 24471" PER THE PLAT OF "TAVERNER RIDGE P.U.D. PHASE 9" AS RECORDED IN BOOK 311, PAGE 954, CLARK COUNTY PLAT RECORDS DATED ON NOVEMBER 27, 2017
- DENOTES CALCULATED ONE-QUARTER CORNER POSITION FOR SHORT PLAT RECORDED IN BOOK 3, PAGE 735, CLARK COUNTY SURVEY RECORDS (S1)
- DENOTES CALCULATED SECTION CORNER POSITION PER SHORT PLAT RECORDED IN BOOK 3, PAGE 735, CLARK COUNTY SURVEY RECORDS (S1)

Scale 1" = 100'



PRELIMINARY



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 415 W 8th Street Suite 601
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 360.565.3486
 pbsua.com

DRAWN BY: RFS	SCALE: 1"=100'	8/1/2018
CHECKED BY: TJC	JOB NO: 71072.000	SHEET 2 OF 5



COMMUNITY DEVELOPMENT DEPARTMENT

230 Pioneer Street | PO Box 608 | Ridgefield, WA 98642
(360) 887-3557 | Fax: (360) 887-0861

Taverner Ridge Subdivision, Phase 10 – Final Plat Staff Report

File No. PLZ-18-0113

I. Second Staff Review Comment Letter

On October 22, 2018 Ridgefield staff provided the first round of comments regarding the Taverner Ridge Phase 10 Final Plat review. Since that time the applicant responded to the survey comments. If the City Council is to review and potential approve the Phase 10 Final Plat at their December 6, 2018 meeting the applicant must address the remaining comments no later than November 26, 2018. The purpose of this memorandum is to identify those issues still outstanding.

II. Documents Received

- Transmittal (PBS Environmental)
- Master Land Use Application
- Final Plat Application checklist
- Condition of Approval Narrative
- CC&Rs – September 11, 2018, **Unsigned**
- Lot Closure Report
- Signed 11" x 17" Plat
- Signed Full Size Plat
- Subdivision Guarantee Title Report
- Transvers Closure Monument Ties - **Amended**

III. Engineering Comments

Outstanding engineering concerns remain:

1. A performance bond equal to 120% of all incomplete public improvements must be submitted. Please submit an itemized estimate, including quantities and unit costs, of incomplete public improvements for review and approval prior to obtaining the bond. All private improvements, including all park infrastructure, must be complete prior to signing of the final plat.
2. Condition B.3.vii of the project's Final Order requires submittal of a design modification for a reduction in the required 500-foot intersection spacing. Please submit the required modification in accordance with Section 1.16 of the City's *Engineering Standards for Public Works Construction*.

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

Attachment: PLZ-18-0113 Taverner Ridge PH_10 Final_Plat v2 (Taverner Ridge Phase 10 Final Plat)

IV. Survey Comments

Survey comments were addressed.



Gray & Osborne, Inc.
CONSULTING ENGINEERS

MEMORANDUM

TO: Bryan Kast, P.E.
City of Ridgefield

FROM: Sean Comstock, P.E.
Joe Plahuta, P.E.

SUBJECT: Taverner Ridge Phase 10 Final Plat,
City of Ridgefield

G&O PROJECT NO.: 18254.00

DATE: October 31, 2018

We have completed our second review of the final plat materials prepared by PBS Engineering and Environmental, Inc. as submitted to us by the City of Ridgefield on October 30, 2018. We have reviewed for compliance with the applicable WAC and RMC. All of our previous review comments have been addressed and we have no additional comments.

(RMC= Ridgefield Municipal Code 18.610 Short Plats)
(WAC= Washington Administrative code 332-130-050 Survey map Requirements)

V. Land Use Planning Comments

Condition A.6.h requires the applicant to provide a signed copy of the CC&Rs is required for final plat approval.

VI. Addressing

The addressing provided on October 22nd is final.

IX. Conclusion

Please submit revised materials as described in this staff memo no later than November 26, 2018 if you wish to have the City Council review the final plat at their December 6, 2-018 meeting.

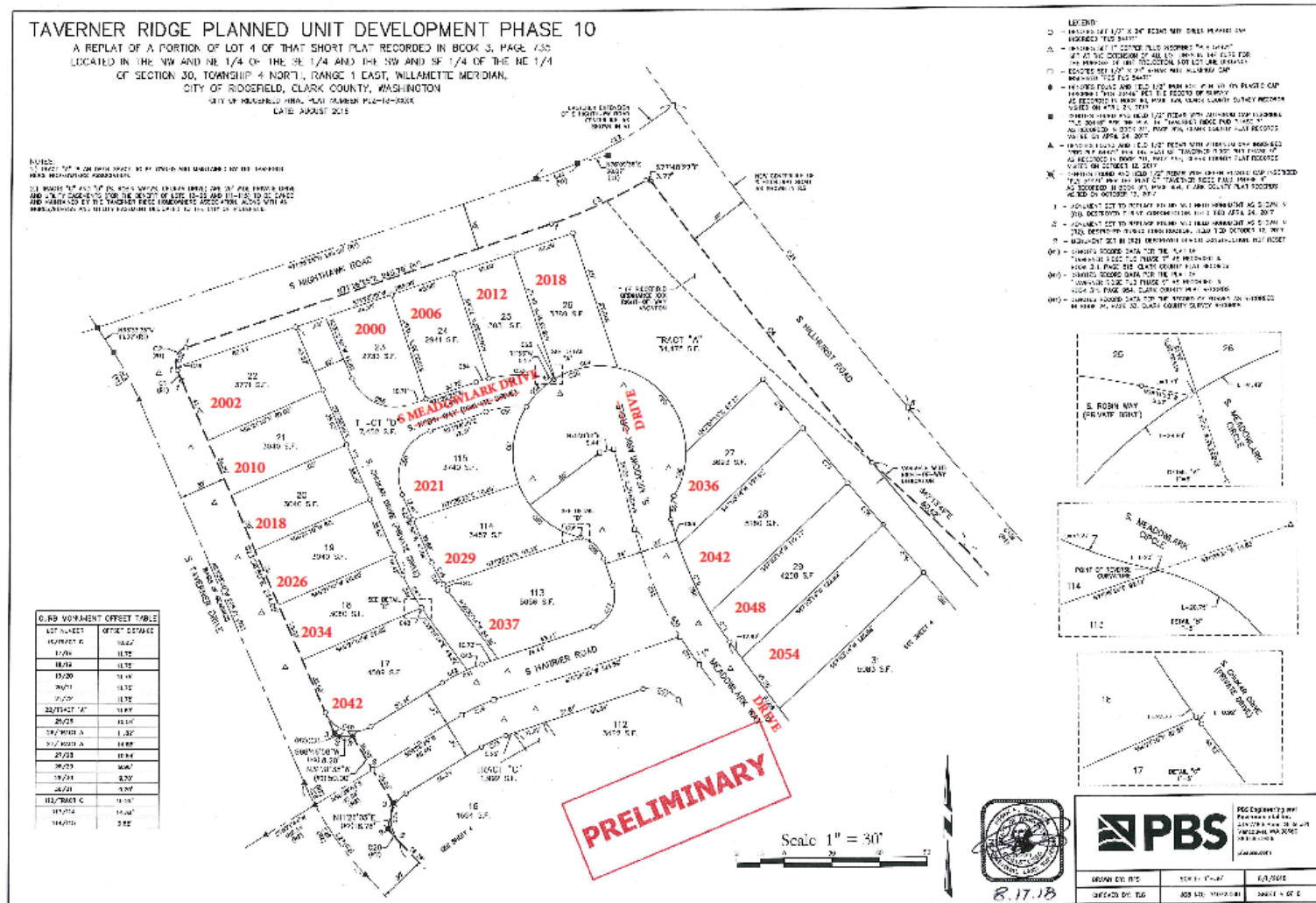
Taverner Ridge Addressing

Ascending from west to east and from north to south

Lot #	Address	Lot #	Address	Lot #	Address	Lot #	Address
S Taverner Drive		S Chukar Drive		S Meadowlark Drive		S Meadowlark Drive	
East (even) side of street		East (even) side of street		West (odd) side of street		East (even) side of street	
22	2002	112	2044	115	2021	23	2000
21	2010	111	2050	114	2029	24	2006
20	2018			113	2037	25	2012
19	2026			100	2213	26	2018
18	2034			99	2221	27	2036
17	2042			95	2237	28	2042
16	2100			94	2245	29	2048
15	2108			93	2253	30	2054
14	2116					31	2060
						32	2066
						33	2102
						34	2108
						35	2114
						36	2120
						37	2126
						38	2132
						39	2138
						40	2144
						41	2150
						42	2208
						43	2216
						44	2224
						45	2232
						46	2240
						47	2248
						48	2256

Attachment: PLZ-18-01113 Taverner Ridge PH _10 Final_ Plat v2 (Taverner Ridge Phase 10 Final Plat)

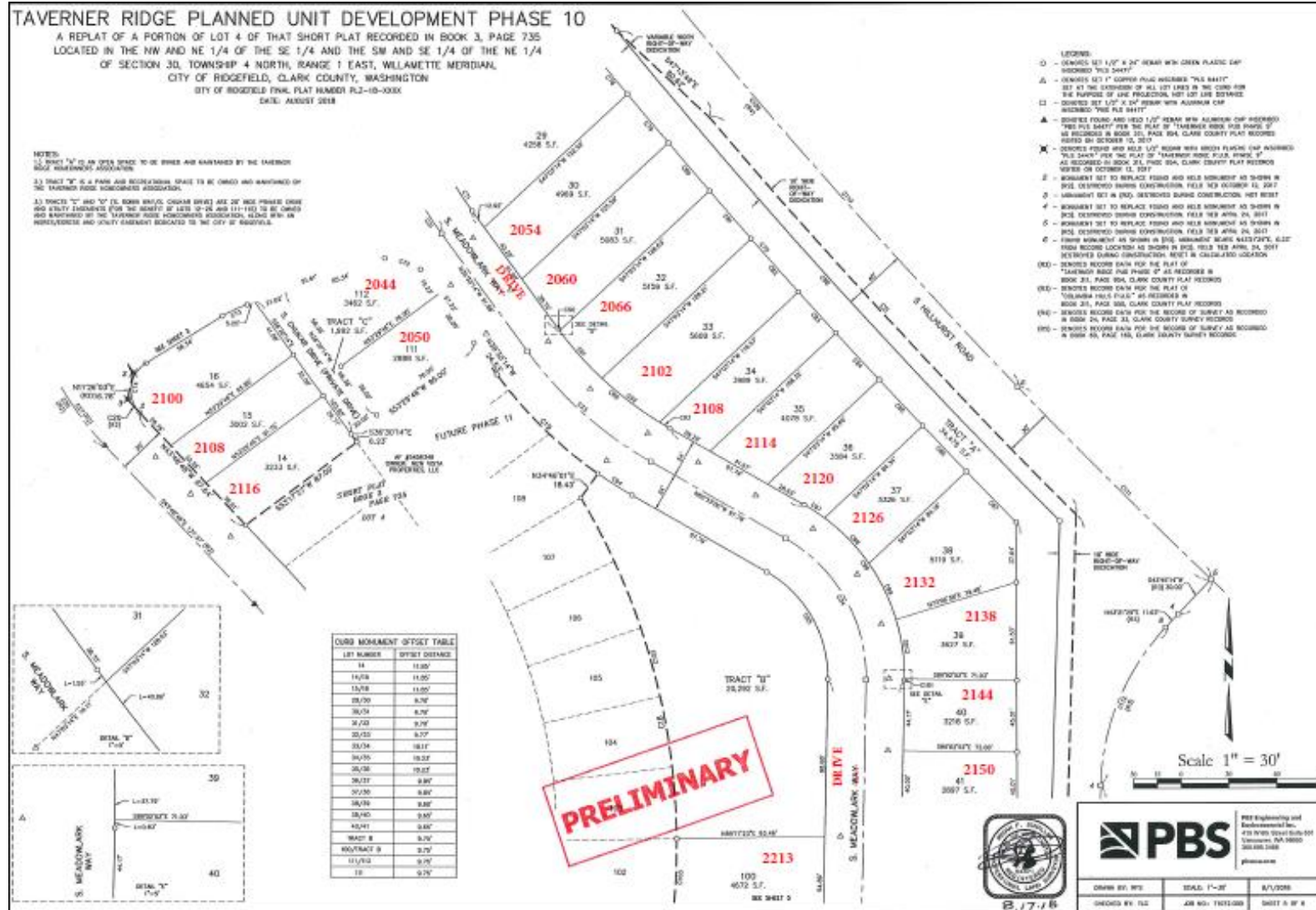
Meadowlark will be called Meadowlark Loop south of Cispus Way.



TAVERNER RIDGE PLANNED UNIT DEVELOPMENT PHASE 10

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 LOCATED IN THE NW AND NE 1/4 OF THE SE 1/4 AND THE SW AND SE 1/4 OF THE NE 1/4
 OF SECTION 30, TOWNSHIP 4 NORTH, RANGE 1 EAST, WILLAMETTE MERIDIAN,
 CITY OF RIDGEFIELD, CLARK COUNTY, WASHINGTON
 CITY OF RIDGEFIELD FINAL PLAT NUMBER PLZ-18-000X
 DATE: AUGUST 2018

- NOTES:
1. TRACT "A" IS AN OPEN SPACE TO BE BUILT AND MAINTAINED BY THE TAVERNER RIDGE HOMEOWNERS ASSOCIATION.
 2. TRACT "B" IS A PARK AND RECREATION SPACE TO BE OWNED AND MAINTAINED BY THE TAVERNER RIDGE HOMEOWNERS ASSOCIATION.
 3. TRACTS "C" AND "D" (S. MEADOW LANE DRIVE) ARE 20' WIDE PHASE DRIVE AND UTILITY EASEMENTS FOR THE BENEFIT OF LOTS 10-14 AND 101-140 TO BE OWNED AND MAINTAINED BY THE TAVERNER RIDGE HOMEOWNERS ASSOCIATION, ALONG WITH AN IMPROVED AND UTILITY EASEMENT LOCATED TO THE CITY OF RIDGEFIELD.



DATE: AUGUST 2018

- | 10 ³ NUMBER | OFFSET DISTANCE |
|------------------------|-----------------|
| 40/191 | 0.625 |
| 40/192 | 0.715 |
| 40/143 | 0.815 |
| 40/144 | 0.865 |
| 40/145 | 0.915 |
| 40/146 | 0.965 |
| 40/147 | 0.995 |
| 40/148 | 0.995 |
| 40 | 12.50 |
| 53 | 11.60 |
| 55/164 | 0.795 |
| 55/165 | 0.745 |
| 55 | 0.795 |
| 60 | 0.795 |
| 65/166 | 0.745 |
| 100/166ACT B | 0.795 |

2.) TRACT "B" IS A PARK AND RECREATIONAL SPACE TO BE OWNED AND MAINTAINED BY THE TRAVINER HOLE HOMEOWNERS ASSOCIATION.



PHS-Engineering and
Environmental Inc.
405 North Greenbush Rd
Vancouver, WA 98660
360.690.2488
phsna.com

DRAWN BY: R/S	SCALE: 1"=30'	8/1/2018
CHECKED BY: E/C	JOB NO.: 11001-008	SHEET 6 OF 6

CITY OF RIDGEFIELD REQUEST FOR COUNCIL ACTION

MEETING DATE: January 10, 2019

ITEM:

AGENDA ITEM TITLE: An Ordinance of the City of Ridgefield, Washington Amending Chapter 18.070 of the Ridgefield Municipal Code Related to Impact Fees

GOVERNING LEGISLATION:

RCW 36.70A and 82.02. RDC 18.070.100

PREVIOUS COUNCIL ACTION TAKEN:

Adoption of the Ridgefield School District Capital Facilities Plan via Ord. 1203 in 2016.

SUMMARY/BACKGROUND:

RCW 82.02 contains statutory provisions for the imposition of impact fees for certain public facilities inclusive of school district facilities. RCW 82.02.050.4 specifies that impact fees may be collected and spent only for the public facilities defined in RCW 82.02.090 which are addressed by a capital facilities plan element of a comprehensive land use plan adopted pursuant to the provisions of RCW 36.70A. RCW 82.020.090.3 defines impact fee to mean a payment of money imposed upon development as a condition of development approval to pay for public facilities needed to serve new growth and development, and that is reasonably related to the new development that creates additional demand and need for public facilities, that is a proportionate share of the cost of the public facilities, and that is used for facilities that reasonably benefit the new development. The Ridgefield City Council passed Ordinance No. 678 in 1995 establishing Chapter 18.070 (Impact Fees) of the Ridgefield Municipal Code addressing compliance with the provisions of RCW 82.060 (Impact fees -- Local Ordinances -- Required Provisions).

The Board of Directors of Ridgefield School District No. 122 adopted the Ridgefield School District 2015-2021 Capital Facilities Plan on January 26, 2016.

BUDGET/FINANCIAL IMPACTS:

The City does not retain the collected school impact fees, but rather transfers this money to the Ridgefield School District No. 122 pursuant to a previously executed interlocal agreement.

RECOMMENDED ACTION OR MOTION:

None. Second reading is scheduled with City Council on January 24, 2019.

STAFF CONTACT: Jeff Niten, Community Development Director

ATTACHMENTS: RSD CFP 2015-2021 Amended 1.26.16 (PDF)
2015 Impact Fee Calculation RSD_2 (PDF)
01_10_19 School Impact Fees Presentation (PDF)

ORDINANCE NO. 1286

AN ORDINANCE OF THE CITY OF RIDGEFIELD, WASHINGTON AMENDING CHAPTER 18.070 OF THE RIDGEFIELD MUNICIPAL CODE RELATED TO IMPACT FEES

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, 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, the Ridgefield Planning Commission conducted a duly noticed public hearing on January 9, 2019 regarding School Impact Fee amounts; and

WHEREAS, the City Council conducted a duly noticed public hearing on January 10, 2019 and conducted a second reading on January 24, 2019 regarding School Impact Fee amounts.

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 revised school impact fee collection amount not to exceed the maximum amount found in the adopted Ridgefield School District CFP 2015 – 2021.

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

Section 3. Corrections. The City Clerk and the codifiers of this ordinance are authorized to make necessary clerical corrections to this ordinance including, but not limited to, the correction of scrivener's/clerical errors, references, 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. Applicability. This ordinance shall be applied in the current city limits and City of Ridgefield Urban Growth Area (UGA) as adopted by the Ridgefield City Council.

Section 6. 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
24TH DAY OF JANUARY, 2019.**

Don Stose, Mayor

ATTEST/AUTHENTICATED:

Julie Ferriss
City Clerk

APPROVED AS TO FORM:

Janean Parker, City Attorney

First Reading:	January 10, 2019
Second reading/Passage:	January 24, 2019
Date of Publication:	_____
Effective Date:	_____

RIDGEFIELD SCHOOL DISTRICT NO. 122 CAPITAL FACILITIES PLAN

2015-2021

BOARD OF DIRECTORS

Scott Gullickson, President

Jeff Vigue, Vice-President

Joe Vance

Steve Radosevich

Becky Greenwald

SUPERINTENDENT

Dr. Nathan McCann

**Amended by the Ridgefield School District Board of Directors
January 26, 2016**

SECTION 1 INTRODUCTION

A. *Purpose of the Capital Facilities Plan*

The Washington State Growth Management Act (the “GMA”) includes schools in the category of public facilities and services. School districts have adopted capital facilities plans to satisfy the requirements of the GMA and to identify additional school facilities necessary to meet the educational needs of the growing student populations anticipated in their districts.

The Ridgefield School District (the “District”) has prepared this Capital Facilities Plan (the “CFP”) to provide Clark County (the “County”) and the City of Ridgefield (the “City”) with a schedule and financing plan for capital improvements needed to serve growth over the next six years (2015-2021).

In accordance with the Growth Management Act, Clark County Code Sections 40.620.030 – 40.620.040, and City of Ridgefield Municipal Code Sections 18.070.100 – 18.070.110, this CFP contains the following required elements:

- The District's standard of service, which is based on program year, class size by grade span, number of classrooms, types of facilities and other factors identified by the District.
- Future enrollment forecasts for each grade span (elementary, middle, and high schools).
- An inventory of existing capital facilities owned by the District, showing the locations and capacities of the facilities, based on the District's standard of service.
- A forecast of the future needs for capital facilities and school sites based on the District's enrollment projections.
- The proposed capacities of expanded or new capital facilities over the next six years based on the inventory of existing facilities and the standard of service.
- A six-year plan for financing capital facilities within projected funding capacities, which identifies sources of public money for such purposes.
- A calculation of impact fees to be assessed and supporting data substantiating such fees.

B. *Overview of the Ridgefield School District*

The Ridgefield School District is situated along the Interstate 5 corridor in northern Clark County. It encompasses the City of Ridgefield, a community that is experiencing accelerated growth, and is bordered by Battleground, La Center, Woodland, and Vancouver School Districts.

The District serves a population of 2,307 (Headcount March 2015) with two elementary schools (grades K-6), one middle school (grades 7-8), and one high school (grades 9-12).

The District needs to build schools and make improvements at existing schools in order to effectively accommodate growth. As improvements are made to the facilities and new schools come online, the District anticipates that current grade configurations possibly may change.

The most significant issues facing the District in terms of providing classroom capacity to accommodate existing and projected demands are:

- The District is experiencing the fastest enrollment growth rate in Clark County.
- Presently, View Ridge Middle School is housing students well in excess of the capacity of the facility. Additionally, enrollment projections indicate that all other campuses will exceed capacity by the 2016-2017 school year. Presently, portables are in use for instructional purposes at both elementary schools and View Ridge Middle School
- The Legislature has indicated that full day kindergarten will be implemented state-wide in 2016-2017. RSD currently offers a very limited full day/every day kindergarten program. Full day kindergarten will require additional facility capacity and result in additional costs that are not currently funded by the State.
- The impact of citizen-approved Initiative 1351 is still unknown. Any significant reduction in class size will require a corresponding increase in the number of class rooms across the district.
- As existing facilities exceed capacity, they are experiencing traffic control and safety concerns that need to be addressed.

SECTION 2 DISTRICT EDUCATIONAL PROGRAM STANDARDS

School facility and student capacity needs are dictated by the types and amounts of space required to accommodate the District's adopted educational program. The role that quality school systems play in growing a strong local economy is vital. In order to accomplish the community value of having a vibrant local economy, schools must have quality facilities. These facilities provide the necessary spaces for nurturing the development of the whole child and successfully preparing all Ridgefield children for an increasingly competitive global economy. The educational program standards which typically drive needs for educational space for students include grade configuration, optimum facility size, class size, educational program offerings, supplemental program offerings, specialty spaces, classroom utilization and scheduling requirements.

In addition to student population, other factors such as collective bargaining agreements, government mandates, and community expectations affect classroom space requirements. Space is necessary for regular classrooms, the fine and performing arts, physical education, special education, Title I, Highly Capable, bilingual education, STEM, computer labs, preschool and daycare programs, and other specialized programs. Space must be provided for common areas such as media centers, cafeterias, kitchens, and auditoriums. Space is needed for groups of students/staff to work together. These programs can have a significant impact on the available student capacity within school facilities. Further, the community expects all spaces to be well utilized during the school day and available after the school day for public use.

A. District Educational Program Standards:

Core programs include the following:

- Core classroom space for all curriculum areas which includes space for group learning, direct instruction, and individual student work to meet the rigors set forth in state standards.
- Science classroom space that supports advanced coursework (including water, sinks, gas, hoods, safety equipment). Students must achieve rigorous state mandated science standards. This requires specialty space that is not met by adding portables.
- As STEM education continues to expand, there is an increased need to provide flexible classroom space capable of supporting a variety of educational activities.

- Physical education space is needed for students to meet rigorous health and fitness standards. This includes covered areas, fields, gymnasiums, and other multi-use spaces.
- Technological competency is expected for all students. Space must be allocated for technological equipment and applications in classrooms and specialty spaces. Square footage for this equipment and its infrastructure is not calculated in current state allowances, but must be provided.
- Fine and performing arts spaces are critical to the development of the whole child. Spaces are necessary to adequately meet the rigorous standards of these state required programs.
- Library/Media services and collaboration spaces must be provided for students to successfully meet the rigor of the District's academic programs. In an information-driven environment, student access to information through appropriately sized library/media spaces is essential.
- Extra-curricular activities need adequate space in order to safely support program activities.

Special services are essential to meet the needs of special populations.

- Special Education services are delivered at each of the schools within the District. Program standards and services vary based on the handicapping conditions of the students and their individual education plan (IEP). Implementing each student's IEP often requires large and small specialty spaces, which the District must provide. Program standards change as a result of various external or internal influences. External influences include changing federal mandates, funding changes, and the introduction of new technological applications which meet the needs of students. Internal influences include modifications to the program year, class size, grade configurations, and facility changes.
- Special populations receive special support. Specialty space is essential to delivery of this support. Federal and state programs, including Title I math and reading instruction, Highly Capable, and Bilingual, are limitedly funded. These resources do not include the expense of adding facilities to support them.
- Early Childhood programs, such as every-day kindergarten and preschool are essential educational programs and vital to the community. These programs require specialty space which is not currently funded by the state.
- Supplementary services in core academic areas (tutoring, on-line learning) and providing multiple pathways to prepare students for a broader range of post-secondary learning opportunities require additional spaces that have not been calculated in current state square footage allowance formulas.

Support services are often overlooked core services, and are essential to a quality educational program.

- Food service delivery, storage, preparation, and service require spaces that are specialty designed and equipped also need specific attention. As student populations increase, adequately calculating space requirements for this core service is crucial to the overall planning of the facility. Adequacy in planning for this space has significant impacts on the overall learning environment for students if not done appropriately.
- Transportation support centers are required to handle growing transportation needs.
- Maintenance support facilities must also be considered and are often overlooked as core support services.

- Administrative support facilities must also be considered and are often overlooked as core support services.

B. Elementary Educational Program Standards

The District educational program standards, which directly affect elementary school capacity, include:

- Class sizes for grades K-3 are targeted not to exceed 25 students per class.
- Class sizes for grades 4-6 are targeted not to exceed 25 students per class.
- Music and art instruction will be provided in separate classrooms.
- Physical education instruction must be provided in a full size area.
- Special education services are provided in a self-contained classroom for some children, while others need highly specialized spaces.
- All elementary schools will have a library/media resource center which includes space for a technology lab.

C. Middle and High School Program Standards

The District education programs standards, which directly affect middle school and high school capacity include:

- Class sizes for middle school grades 7-8 are targeted not to exceed an average of 25 students per class, with the exception of PE, music, art, and theatre arts.
- Class sizes for high school grades 9-12 have various targets depending on various program and safety needs. However, the District strives to meet an average of 25 students in the core classrooms with the exception of PE and the fine and performing arts.
- The middle and high school classroom utilization standard is set at a factor of 85% (based on a regular school day).
- Special education services are provided in a self-contained classroom for some children, while others need highly specialized spaces.
- Students will also be provided other programs in classrooms designated as follows:
 - Specialty rooms (computer labs, individual and group study rooms, practice labs, production rooms).
 - Media Center/Library,
 - Program Specific Classrooms (science, music, theatre arts, art, career and technical education).

SECTION 3 CAPITAL FACILITIES INVENTORY

The facilities inventory serves to establish a baseline for determining the facilities necessary to accommodate future demand (student enrollment) at acceptable levels of service. This section provides an inventory of capital facilities owned and operated by the District including schools, portables, undeveloped land and support facilities. School facility capacity was inventoried based on the space required to accommodate the District's educational program standards.

A. Schools

The District maintains two elementary schools, one middle school, and one high school. Elementary schools currently accommodate grades K-6, the middle school serves grades 7-8, and the high school serves grades 9-12. When the school facilities are improved as contemplated in this Plan, the District will consider alternate configurations.

School capacity is determined based on the number of teaching stations within each building and the space requirements of the District's current educational program. It is this capacity calculation that is used to establish the District's baseline capacity, and to determine future capacity needs based on projected student enrollment. The school capacity inventory is summarized in Tables 1, 2, and 3.

Table 1 – Elementary School Inventory

Elementary School	Location	Acres	Building Area (Square Feet)	Teaching Stations*	Permanent Capacity
South Ridge	502 NW 199 th St. Ridgefield, WA 98642	40	59,687	21	525
Union Ridge	330N. 5 th St. Ridgefield, WA 98642	11.8	81,533	28	700
Total		51.8	141,220	49	1,225

*Space reserved for art, music, and PE as well special education classrooms are not counted as teaching stations in the elementary schools because they are pull-out programs. One of the teaching stations at South Ridge houses the Learning Center. It was counted in calculating the permanent capacity.

Table 2 – Middle School Inventory

Middle School	Location	Acres	Building Area (Square Feet)	Teaching Stations*	Permanent Capacity
View Ridge	510 Pioneer St. Ridgefield, WA 98642	9.0	44,079	14	297

* The music room and physical education space are counted as teaching stations because these are not special pull-out programs at the middle school.

Table 3 – High School Inventory

High School	Location	Acres	Building Area (Square Feet)	Teaching Stations*	Permanent Capacity
Ridgefield HS	2630 S. Hillhurst Rd. Ridgefield, WA	60	137,395	30	637

*The music room and physical education space are counted as teaching stations because these are not special pull-out programs at the high school. The instructional space that is used for shop was not counted as a teaching station because it is used for special/pull-out programs.

B. Portables

Portables are used on an interim basis to house students until funding can be secured to construct permanent facilities. The District currently uses 6 portable classrooms at various school sites for special programs and basic education throughout the District. The number and location of the portables is shown in Table 4.

Table 4 – Portables Inventory

School	Portables	Classrooms
South Ridge Elementary	2	4
Union Ridge Elementary	2	3
View Ridge Middle School	2	4
Ridgefield High School	0	0

C. Support Facilities

In addition to schools, the District owns and operates additional facilities which provide operational support functions to the schools. An inventory of these facilities is provided in Table 5.

Table 5- Support Facility Inventory

School	Building Area	Site Location
Administration/Central Office	1,848	2724 S. Hillhurst Rd. Ridgefield, WA (a portable located on the HS Campus)
Maintenance Department	10,000	304 Pioneer Avenue, Ridgefield, WA
SW Washington Child Care Consortium	2-classroom portable	509 N.W. 199 th St., Ridgefield, WA (located at South Ridge Elementary)

D. Land Inventory

The District owns the following sites:

- 49.84 acre site located at 23800 NW Hillhurst Road, Ridgefield, WA 98642
- 23 acre site located at NE 10th Avenue and 239th Street, Ridgefield, WA 98642 that is being purchased for a future elementary school.
- 2,178 sq. ft. strip located at 45th and Pioneer in Ridgefield.
- Co-owner of Paradise Point Transportation Center as a member of the Kalama, Woodland, Ridgefield and La Center School District Transportation Cooperative.

SECTION 4

STUDENT ENROLLMENT PROJECTIONS

A. Projected Student Enrollment 2015-2021

The District's enrollment projections are based on forecasting work completed by E.D. Hovee & Company, LLC in February 2015. The approach used in conducting this student enrollment forecast builds on the baseline enrollment forecast provided by an earlier memorandum dated January 2, 2015. With the *baseline forecast*, the model applied the Comprehensive Plan allocation for the Ridgefield Urban Growth Area (UGA) plus a proportionate share of population

growth forecast by Clark County for areas outside of UGAs countywide. Grade-to-grade enrollment changes as a share of district population were forecast based on historic experience across each of the K-12 grade levels.

Table 6- Enrollment Forecast

Grade	2015	2016	2017	2018	2019	2020	2021
K	179	170	168	165	169	181	209
1	185	214	208	203	199	202	216
2	182	203	240	231	224	218	221
3	186	204	232	272	260	252	244
4	169	204	229	258	300	285	275
5	184	185	228	253	284	329	312
6	182	197	202	247	272	304	351
Total K-6	1267	1377	1507	1629	1709	1773	1828
7	176	195	215	219	266	292	324
8	190	188	213	233	236	285	311
Total 7-8	366	383	428	452	501	576	636
9	167	208	211	236	256	258	310
10	190	179	227	228	254	275	275
11	159	203	195	246	245	272	293
12	142	170	222	211	265	263	290
Total 9-12	658	760	856	921	1020	1067	1169
TOTAL	2,291	2,520	2791	3002	3230	3416	3633

SECTION 5 CAPITAL FACILITIES NEEDS

A. Facility Needs

The District's facility needs are based on its existing capacity and the forecast enrollment. In 2021, the enrollment forecast projects that the District will be serving 3,633 students, an increase of 1,342 students, representing student enrollment growth of approximately 59%. This includes high school students the District anticipates will return to the District due to facility upgrades at Ridgefield High School. Currently, there are approximately 400 students who live within the boundaries of the Ridgefield School District who attend schools in other public school districts.

Table 7 – Enrollment and Capacity

Facility	Existing Capacity	2021 Enrollment	2021 Need
Elementary Schools (K-6)	1,225	1,828	603
Middle School (7-8)	297	636	339
High School (9-12)	637	1,169	532
Totals	1,934	3,633	1,474

As shown in Table 7, the District needs to expand its capacity to serve 603 K-6th grade students, 339 7th and 8th grade students and approximately 532 high school students.

B. Planned Improvements

To serve the forecast growth, the District proposes constructing new schools to serve K-8th grade students and expanding capacity at the high school. These projects, the capacity they will add and the estimated cost is shown in Table 8.

Table 8 – Improvements and Costs

Project Description	Estimated Cost**	Added Capacity	Cost for Capacity to Serve Growth***
New schools to serve K-8*	\$69,764,710	1200	\$48,312,067
High School Improvements	\$21,635,404	300	\$21,635,404
TOTAL:	\$91,400,114	1,500	\$69,947,471

* The community and District patrons will be engaged to assist the District identify the type of schools and grade configuration.

** The estimated cost is based on data the District's architect has compiled given his experience and knowledge of the school construction industry and District standards.

*** That portion of the total cost that is equal to the percentage of the added capacity that is needed to serve the forecast growth, determined by increased enrollment (831 K-8 and 511 high school students).

Portable classrooms are not considered permanent facilities so they are not used to determine future capital facility needs. Facility needs are expressed in terms of "unhoused students" or students that cannot be housed in permanent (brick/mortar) facilities. To serve the "unhoused students" on a short-term and immediate basis to serve growth, the District will purchase and utilize portable classrooms. This plan incorporates those facilities. The cost of the portables is not included in the impact fee calculation; however, impact fee revenue can be available to fund portable facilities if these facilities are needed to serve growth.

SECTION 6 CAPITAL FACILITIES FINANCING PLAN

A. Finance Plan

The District will finance the \$91,400,114 in planned improvements using bonds, state match and impact fees.

Table 9 – Anticipated Finances

	Bonds	State Match	Impact Fees
Secured	\$0	\$0	\$1,841,907
Unsecured	\$73,445,785	\$14,659,370	\$1,453,052
TOTAL	\$73,445,785	\$14,659,370	\$3,294,959

The District's planned improvements that will add capacity are dependent upon the passage of a bond and receipt of state match and impact fees. Below is a summary of these funding sources.

B. Funding Sources

General Obligation Bonds

Bonds are used to fund site acquisition, construction of new schools, and other capital improvement projects. A 60% majority vote is required to approve the issuance of bonds. Bonds are then retired through collection of property taxes.

State Match Funds

State Match funds primarily come from the Common School Construction Fund. School districts may qualify for State Match funds for specific capital projects based on eligibility requirements and a state prioritization system. Based on the District's assessed valuation per student and the formula in the State regulations, the District is currently eligible for State Match funds for new schools at the 47.81% match level.

Impact Fees

The collection of school impact fees generates partial funding for construction of public facilities needed to accommodate new development. School impact fees are collected by the Cities and County on behalf of the District. Impact fees are calculated based on a formula, which includes the portion of District construction resulting in increased capacity in schools.

SECTION 7 SCHOOL IMPACT FEES

The GMA authorizes jurisdictions to collect impact fees to supplement funding of additional public facilities needed to accommodate new development. Impact fees cannot be used for the operation, maintenance, repair, alteration, or replacement of existing capital facilities used to meet existing service demands.

A. School Impact Fees

The County's and City's impact fee programs require school districts to prepare and adopt CFPs meeting the specifications of the GMA. Impact fees are calculated in accordance with the local jurisdiction's formula, which are based on projected school facility costs necessitated by new growth and are contained in the District's CFP.

B. Methodology and Variables Used to Calculate School Impact Fees

The District's impact fees have been calculated utilizing the formula in the Clark County and City of Ridgefield Impact Fee Ordinances. The resulting figures in the attached Appendix A are based on the District's cost per dwelling unit to construct new schools and increase capacity at Ridgefield School District, both of which add capacity that is needed to serve new development. Credits have also been applied in the formula to account for future state match funds the District could receive and projected future property taxes that will be paid by the owner of the dwelling unit.

C. Proposed Ridgefield School District Impact Fee Schedule

The school impact fee calculation results in a fee of \$ \$11,290 per single-family home and \$13,697 per multi-family home.

The District requests collection of school impact fees in the following amounts:

Single Family: \$6,530 in 2016

Multi-Family: \$6,530 in 2016

Because the amount of the fees being recommended is less than the calculated amount, and in anticipation that construction costs for school facilities will continue to increase, the District will be requesting an increase in the amount the City and County collect each year based on the Rider Levett Bucknall Construction Cost Index. Future increases in fees will not exceed the calculated impact fee amounts.

Ridgefield School District 2015 Impact Fee Calculation

APPENDIX A

$$SIF = \left[CS(SF) - (SM) - \left(\frac{(1+i)^{10} - 1}{i(1+i)^{10}} \times AAV \times TLR \right) \right] \times A - FC$$

Single Family Residence:

Elementary	Middle School	High School	Formula
\$34,882,355.00	\$34,882,355.00	\$21,635,404.00	Facility Cost
600	600	300	Additional Capacity
\$58,137.26	\$58,137.26	\$72,118.01	Cost per Student (CS)
0.190	0.086	0.077	Student Factor (SF)
\$11,046.08	\$4,999.80	\$5,553.09	CS x SF
\$200.40	\$200.40	\$200.40	Boeck Index
90.00	117.00	130.00	OSPI Sq Ft
47.81%	47.81%	47.81%	State Match Eligibility %
\$1,638.37	\$964.05	\$959.07	State Match Credit (SM)
\$9,407.71	\$4,035.75	\$4,594.02	CS x SF - SM
		\$18,037.47	Cost per Single Family Residence
		0.00356	Average Interest Rate
		0.03617576	Tax Credit Numerator
		0.003688786	Tax Credit Denominator
		9.806956251	Tax Credit Multiplier (TCM)
		\$334,434.00	Average Assessed Value (AAV)
		3279779.61	TCM x AAV
		0.00145	Tax Levy Rate (TLR)
		\$4,755.68	TCM x AAV x TLR = (TC)
		\$13,281.79	Cost per Single Family Residence - Tax Credit
		\$1,992.27	15% reduction (A)
		\$11,289.53	Calculated Single Family Fee Amount
		\$6,530.00	2016 Recommended Fee Amount

Multi-Family Residence:

Elementary	Middle School	High School	Formula
\$34,882,355.00	\$34,882,355.00	\$21,635,404.00	Facility Cost
600	600	300	Additional Capacity
\$58,137.26	\$58,137.26	\$72,118.01	Cost per Student (CS)
0.165	0.089	0.087	Student Factor (SF)
\$9,592.65	\$5,174.22	\$6,274.27	CS x SF
\$200.40	\$200.40	\$200.40	Boeck Index
90.00	117.00	130.00	OSPI Sq Ft
47.81%	47.81%	47.81%	State Match Eligibility %
\$1,422.80	\$997.68	\$1,083.63	State Match Credit (SM)
\$8,169.85	\$4,176.53	\$5,190.64	CS x SF - SM
		\$17,537.03	Cost per Multi-Family Residence
		0.00356	Average Interest Rate
		0.03617576	Tax Credit Numerator
		0.003688786	Tax Credit Denominator
		9.806956251	Tax Credit Multiplier (TCM)
		\$100,096.00	Average Assessed Value (AAV)
		981637.09	TCM x AAV
		0.00145	Tax Levy Rate (TLR)
		\$1,423.37	TCM x AAV x TLR = (TC)
		\$16,113.65	Cost per Multi-Family Residence - Tax Credit
		\$2,417.05	15% reduction (A)
		\$13,696.60	Calculated Multi-Family Fee Amount
		\$6,530.00	2016 Recommended Fee Amount





School Impact Fee Rate Review

Legal Authority

STATE LAW

- RCW 82.02 contains statutory provisions for the imposition of impact fees for certain public facilities inclusive of school district facilities
- School districts are responsible for expending the impact fees but are not authorized to set the rate or collect the fees. As a result, school impact fees require cooperation between school districts and the cities, towns, or counties administering the impact fee program.



City Adoption of School Impact Fees

CITY CODE

RMC 18.070.200 – Purpose

- Ensure that adequate facilities are available to serve new growth and development;
- Promote orderly growth and development by requiring that development pay a proportionate share of the cost of new facilities needed to serve growth; and
- Ensure that impact fees are imposed through established procedures and criteria so that specific developments do not pay arbitrary fees or duplicate fees for the same impact.

RMC 18.070.100 – Formula to create the SIF Rate

- Impact fee within formula rate adopted by Council
- Index applied to rate, calculated January 1, or as soon thereafter
- The impact fee rates may only be increased three consecutive years without further council review.



What Can Impact Fees Be Used For

Impact fees may only be imposed for “system improvements” – public capital facilities in a local government’s capital facilities plan that are:

- Designed to provide service to the community at large (not private facilities),
- Are reasonably related to the new development, and
- Will benefit the new development.



What Can Impact Fees NOT Be Used For

- Impact fees cannot exceed a proportionate share of the cost of the system improvements.
- Municipalities/Districts must have additional funding sources and may not rely solely on impact fees to fund the improvements ([RCW 82.02.050](#));.
- Impact fees may not be used to correct existing deficiencies. For instance, a school district may use the impact fees from a development to pay for construction of new classrooms at specific schools to accommodate the increased enrollment anticipated from that specific development. But the district *may not* use the impact fees to build new classrooms to reduce overcrowding caused by existing residents.
- Impact fees MUST be spent within 10 years of receipt ([RCW 82.02.070](#)).



Foundation for 2019 Review

2016 Comprehensive Plan Update

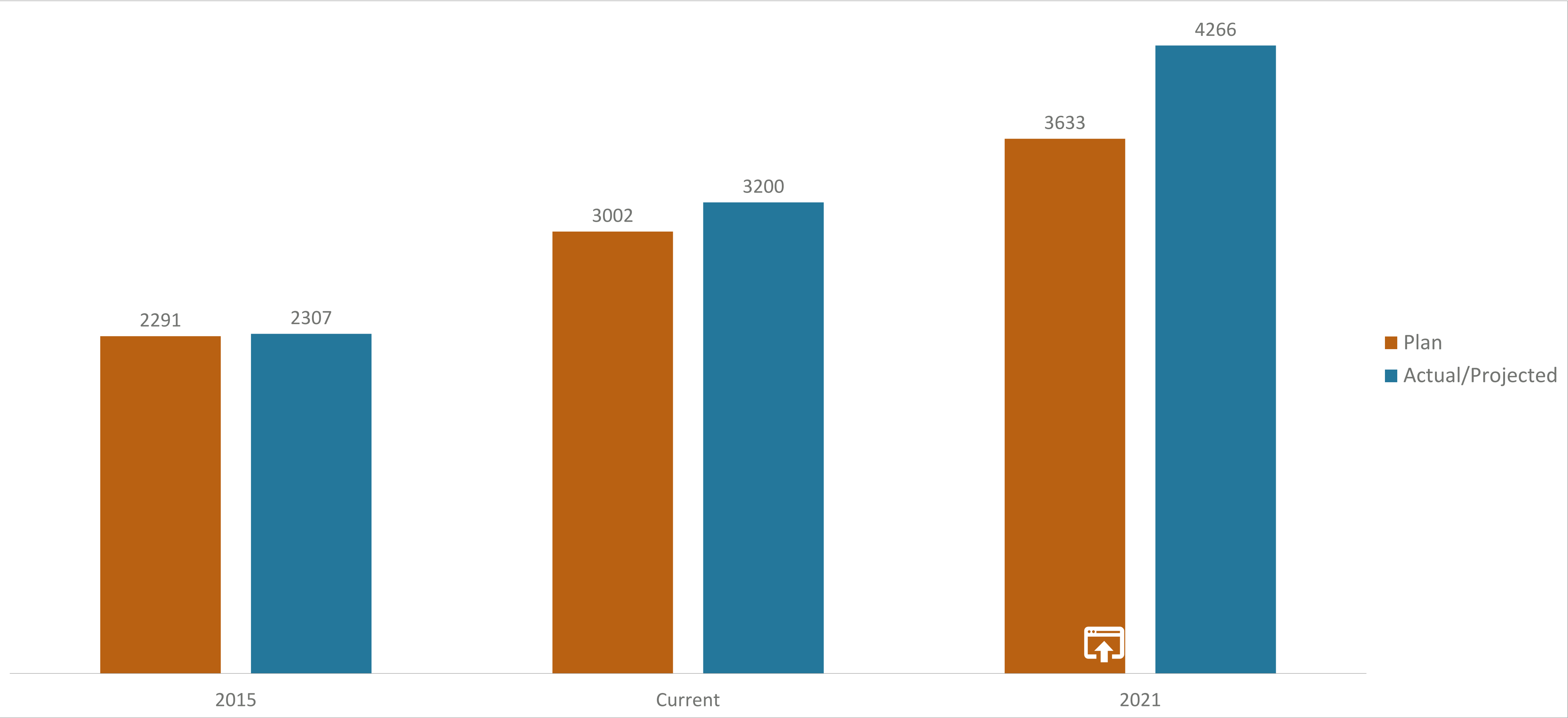
- 6-year RSD Capital Facilities Plan updated
- City Council adopted School Impact Fee (SIF) rate of \$6530
- City Council adopted indexing for SIF rate to keep up with construction costs - Rider Levett Bucknall Construction Cost Index

RMC 18.070.100 (implements SIF rate structure)

- Indexed rate is to be calculated January 1, or as soon thereafter
- The impact fee rates may only be increased three consecutive years without further council review – ***rates increased in each of the previous 3 years, thus necessitating review in 2019 before any further increases***



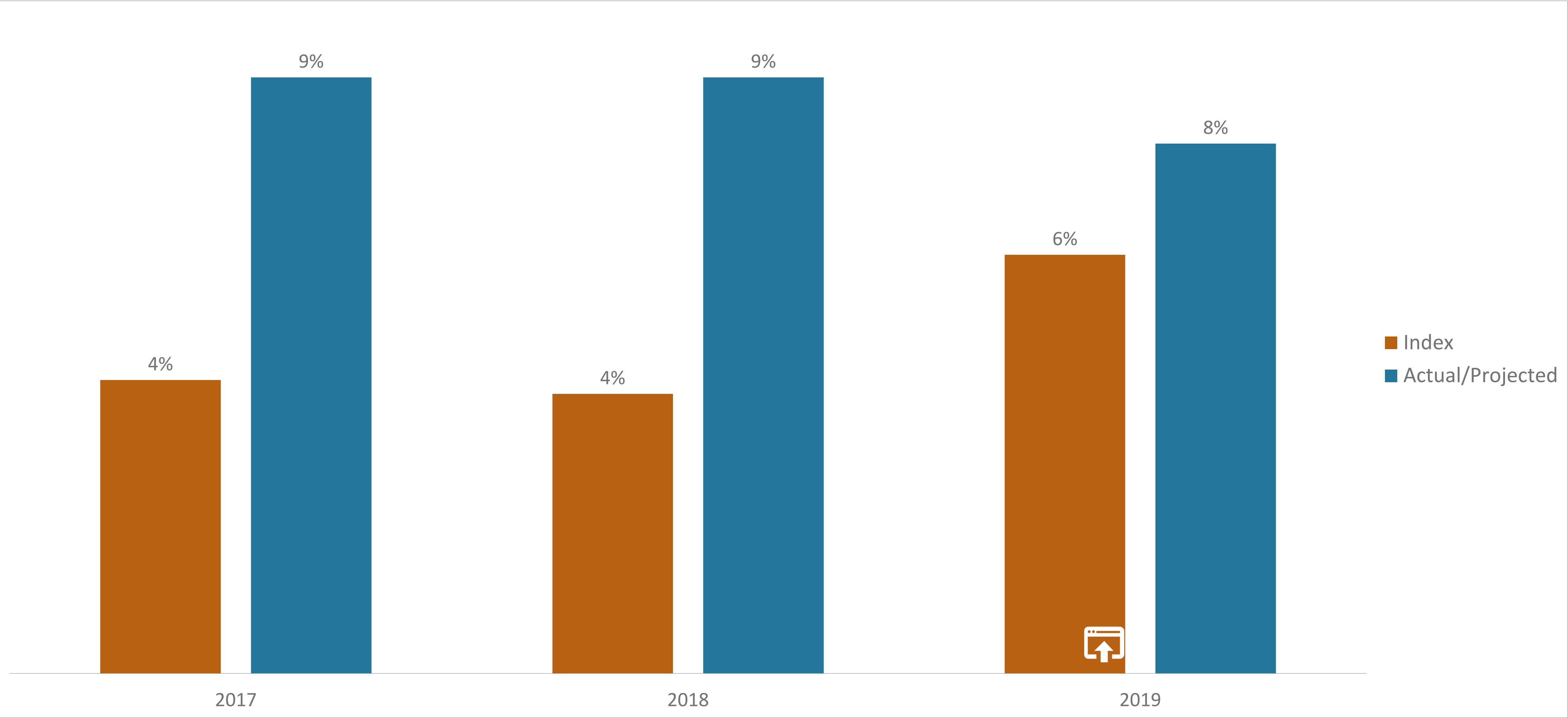
Changing Circumstances - Enrollment



Attachment: 01_10_19 School Impact Fees Presentation (School Impact Fees)



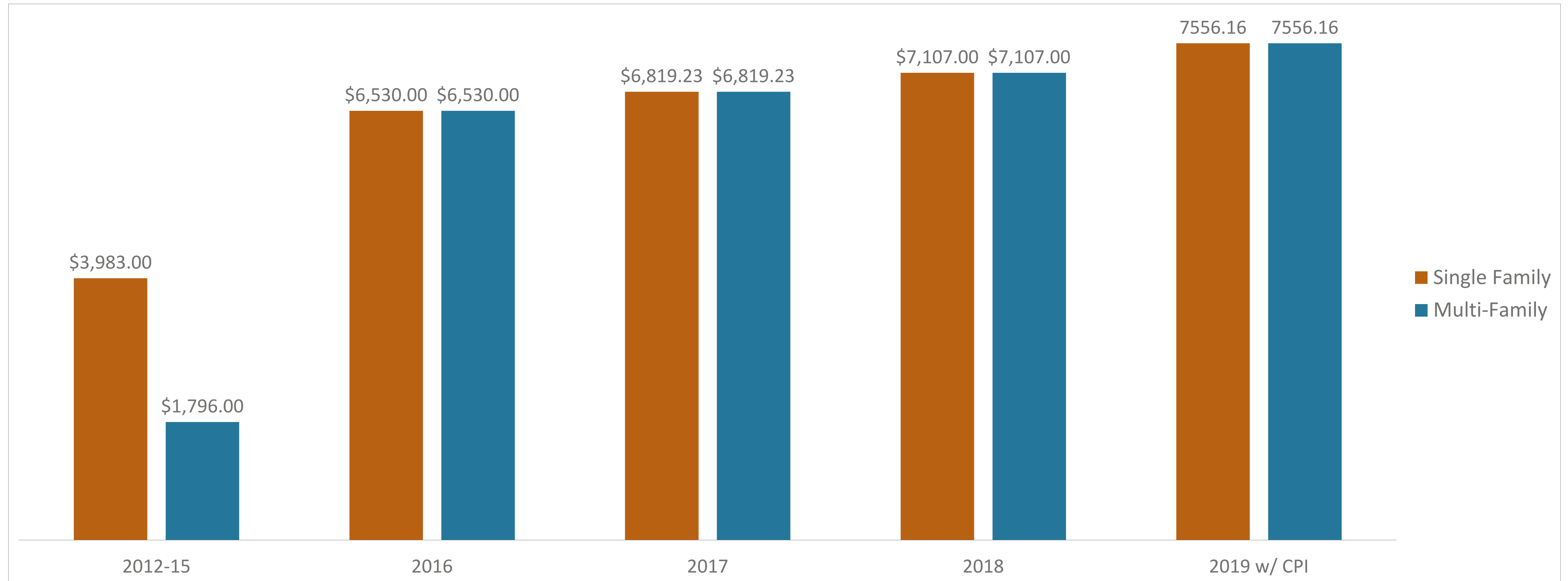
Changing Circumstances – Construction Cost % Increases



Attachment: 01_10_19 School Impact Fees Presentation (School Impact Fees)



Historic RSD Impact Fee Rates

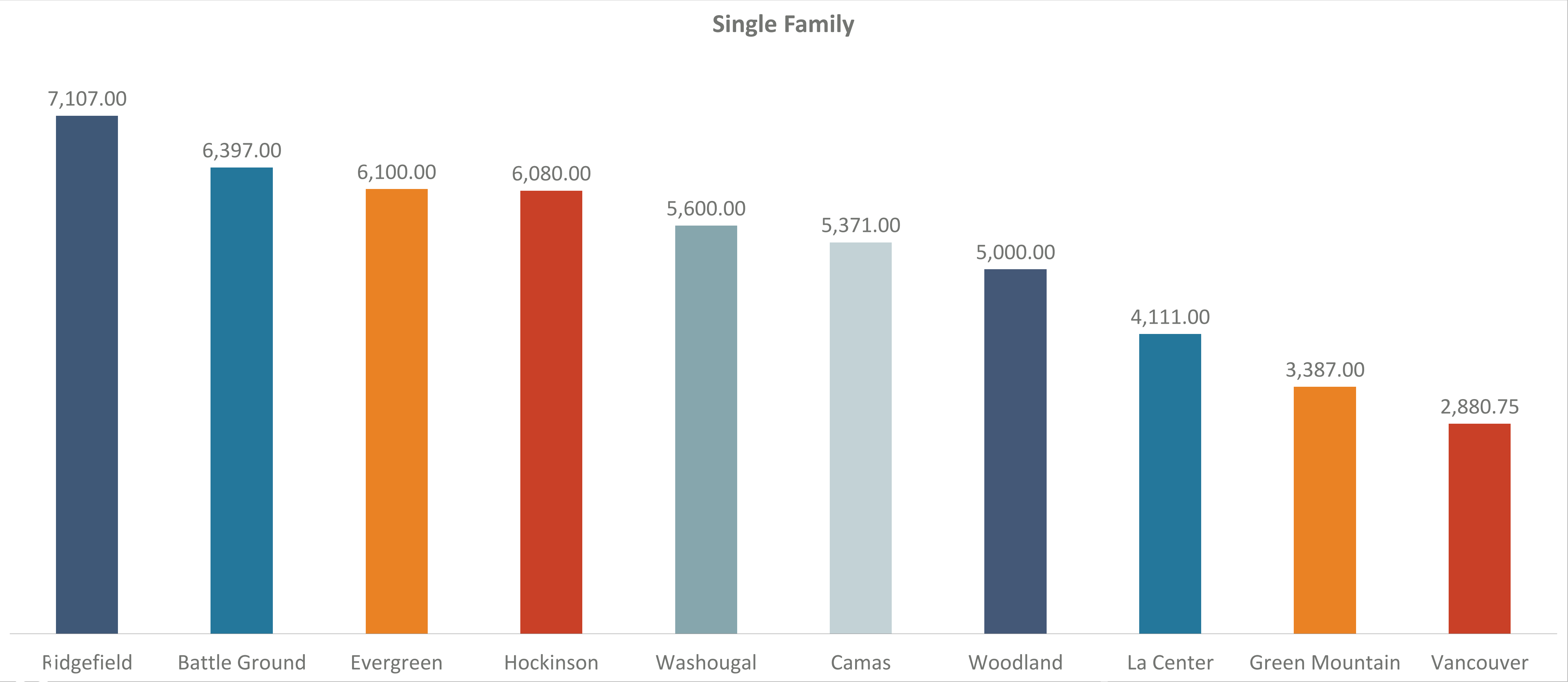


2016 Adjustment w/ Comp Plan Update

- 2015-2016 increase was 64% for Single Family and 264% for Multi Family (recognizing similar student generation rates between housing types; Rider Levett Bucknall index adopted)
- 2016-2017 increase was 4.43%
- 2017-2018 increase was 4.22%
- 2019 Index is 6.32%



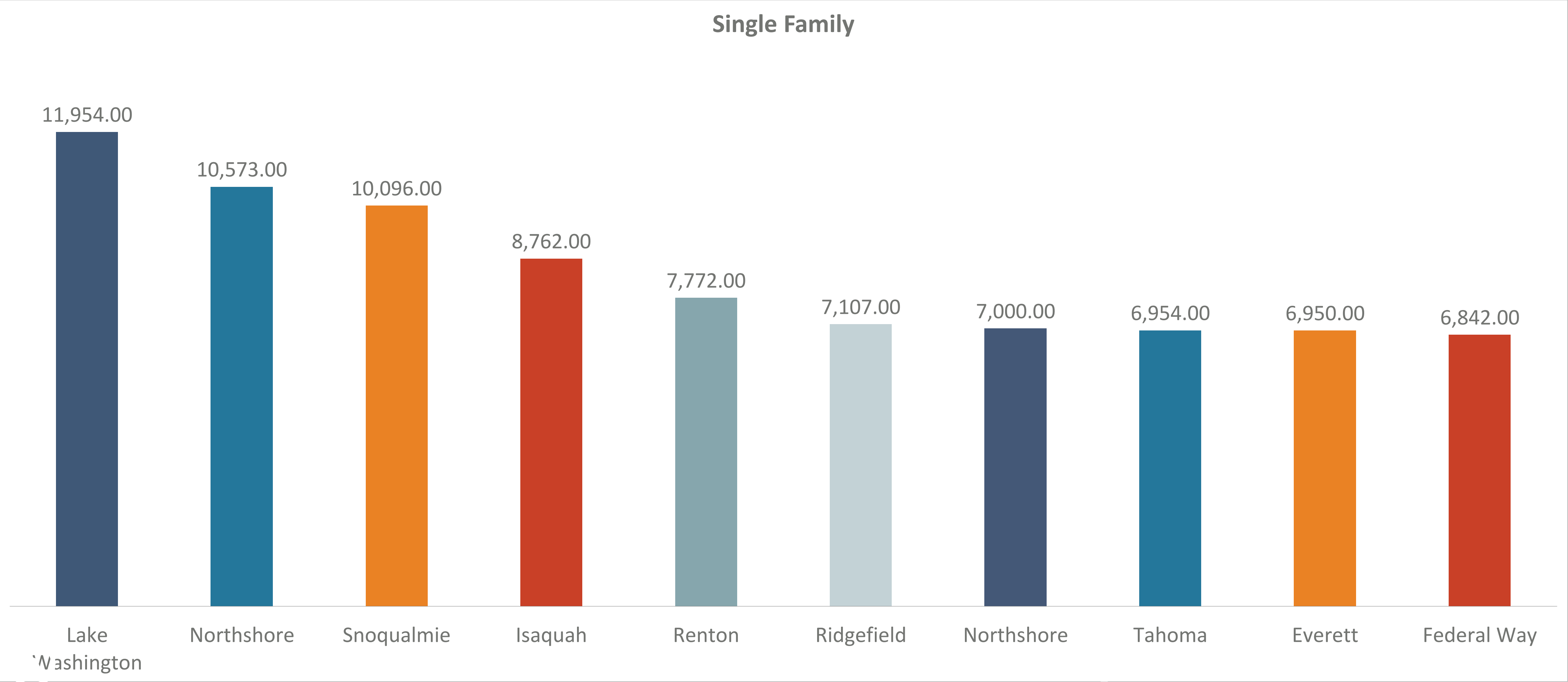
Clark County School Impact Fee Rates



****Clark County SIF Rate for RSD is \$6532 (no inflation rate included)**



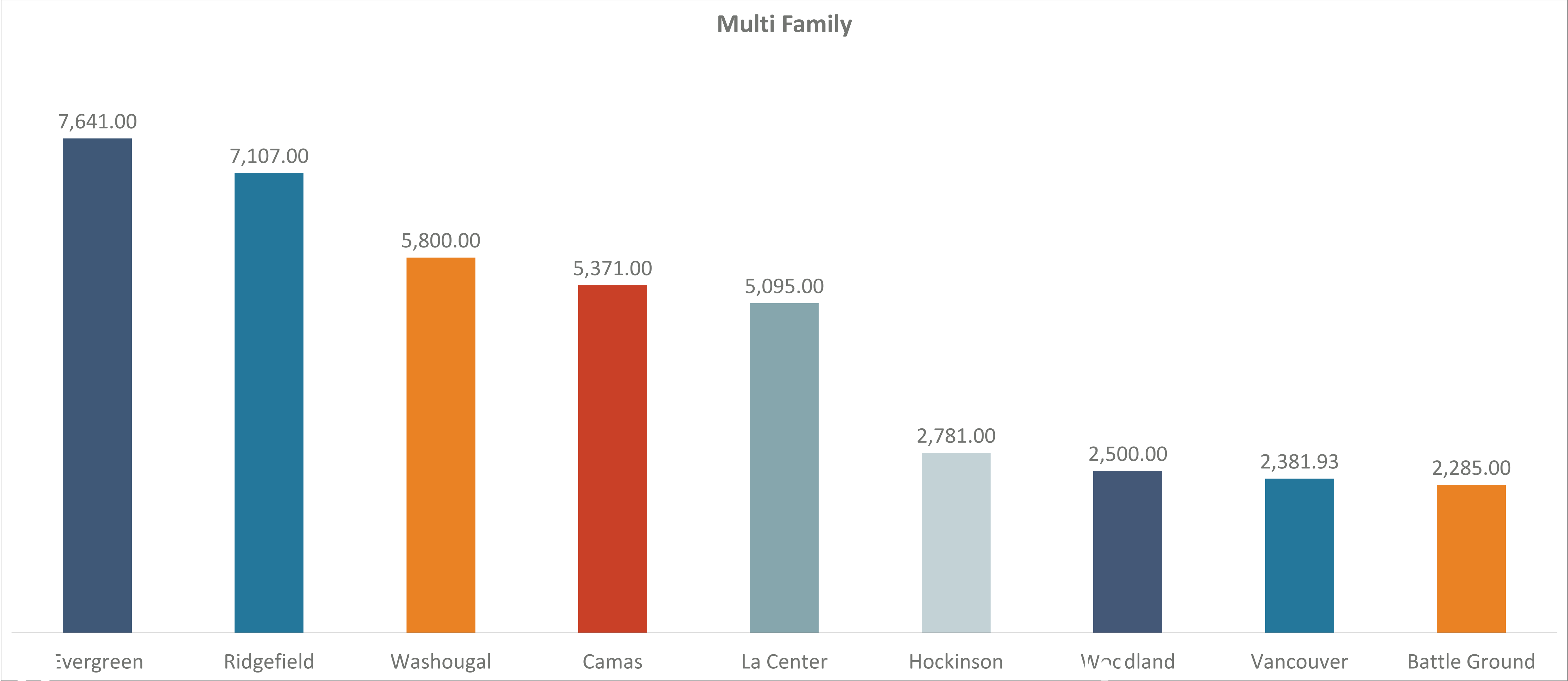
January 2018 WA State HIGHEST School Impact Fee Rates



Attachment: 01_10_19 School Impact Fees Presentation (School Impact Fees)



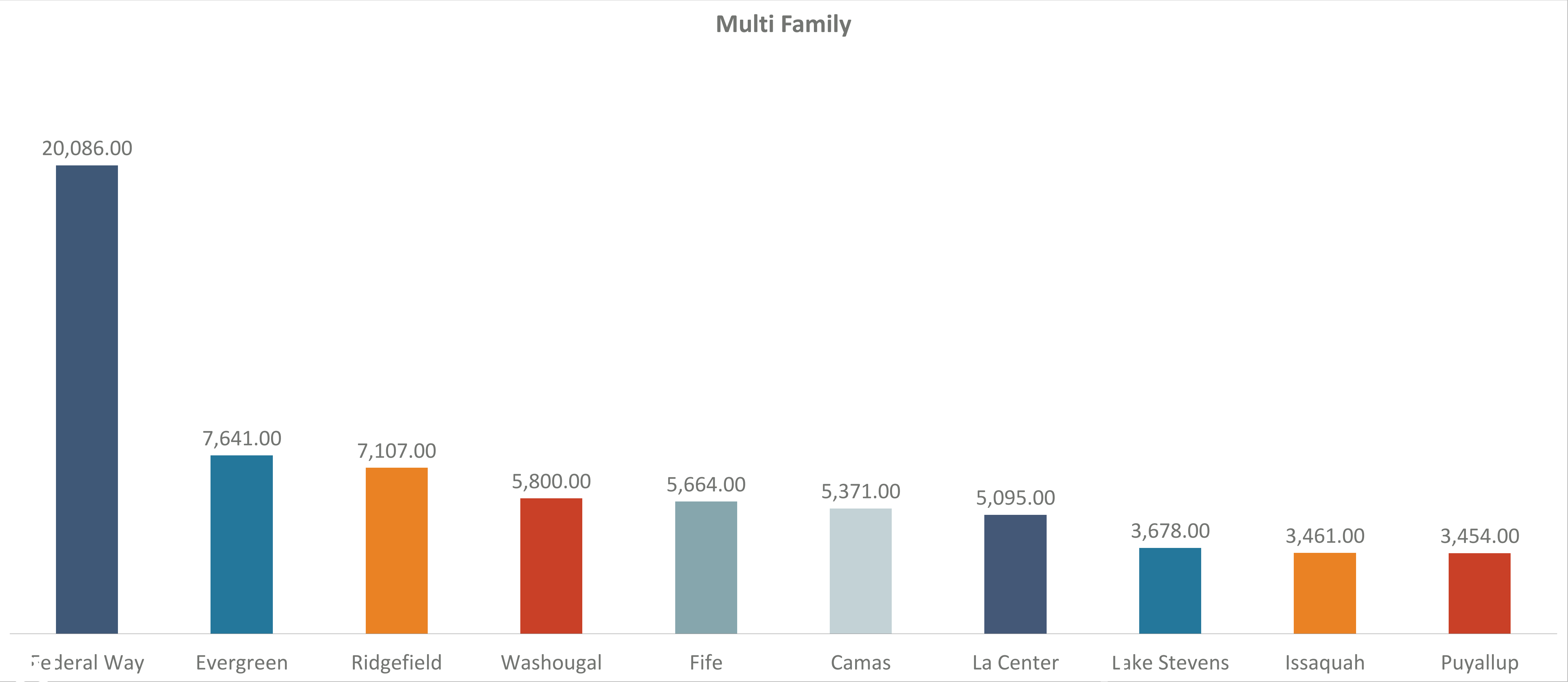
Clark County School Impact Fee Rates



****Clark County SIF Rate for RSD is \$6532 (no inflation rate included)**

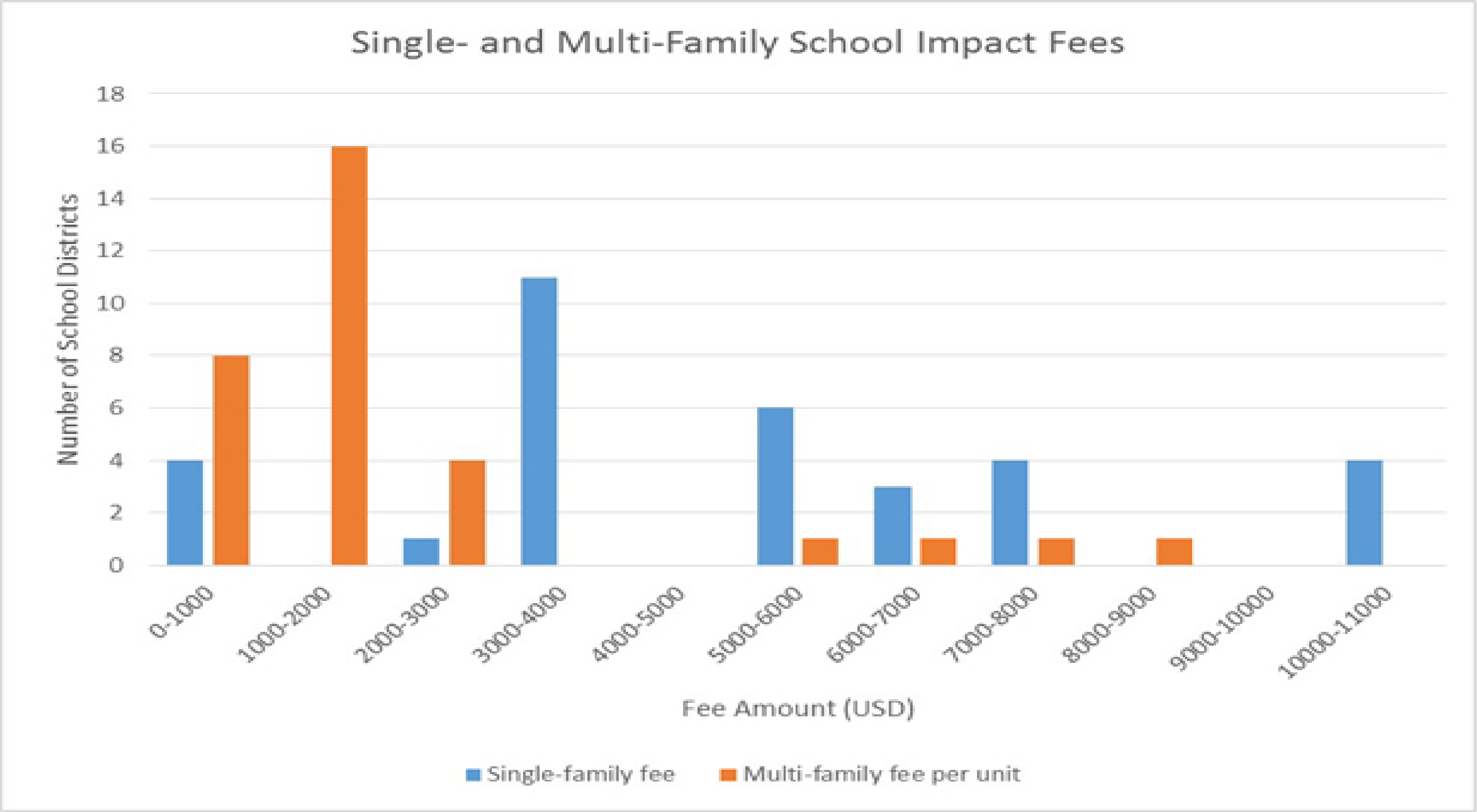


January 2018 WA State HIGHEST School Impact Fee Rates



Attachment: 01_10_19 School Impact Fees Presentation (School Impact Fees)





Attachment: 01_10_19 School Impact Fees Presentation (School Impact Fees)



MRSC Sample

Sample of 10 jurisdictions covering 34 school districts



Highs

The highest SIF in this sample was \$10,822/single-family dwelling unit (Sammamish and King County for the Lake Washington School District).

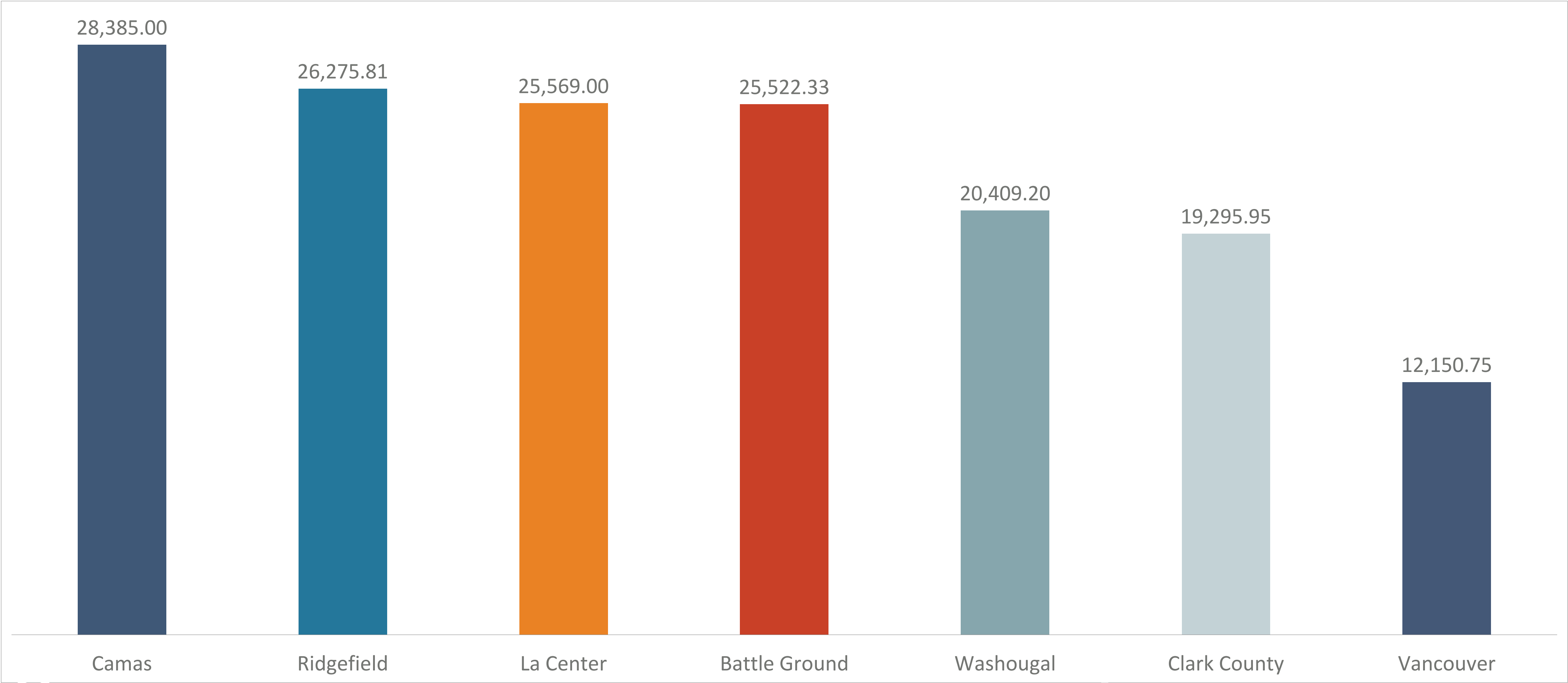


Lows

The lowest SIF in this sample was \$229/multi-family dwelling unit (Bellingham for the Bellingham School District)



Total Impact Fees Per Single Family Residence



Attachment: 01_10_19 School Impact Fees Presentation (School Impact Fees)



Relationships

- Numerous studies have found a correlation between Impact Fees and Housing Price, though the effects calculated can be dramatically different:
 - Between \$.25 and \$1.66 increase in housing price for every \$1 increase in fees
 - Statistically insignificant increases in times of lower demand (can't pass it on to potential buyers)
 - Higher increases in price per \$1 increase in fees for more expensive housing types (more price elasticity)
 - Higher increases in price (and home value) per \$1 increase in fees where those fees produced community value (e.g. higher housing prices in communities with good schools funded by increased fees)

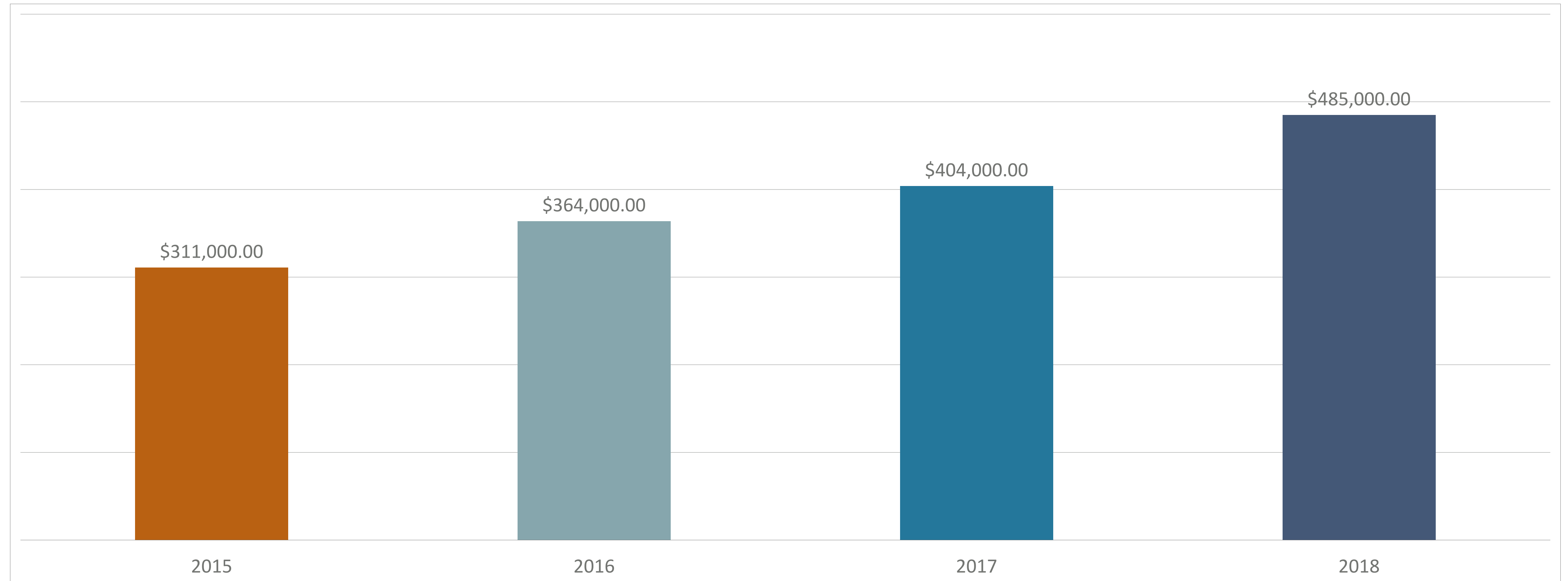


Relationships Part 2

- Increases in home prices has an effect on home ownership rates and affordability.
 - According to a National Association of Home Builders study, every \$1,000 increase in price of a new house in the Portland/Vancouver/Hillsboro area prices out 1,190 people.
- If increases in home prices decreases the rate of residential development, the following impacts are likely:
 - Property tax revenue reduction above the 1% cap from new development
 - Sales tax on new construction will decrease
 - Reduced revenues will mean a reduction in City services, which will affect both new and existing residents
 - Decreased numbers of new residents means fewer property tax accounts to pay for existing and/or future Bond Levies. Thus, existing residents would pay a higher rate.



Ridgefield Median Home Sale Price

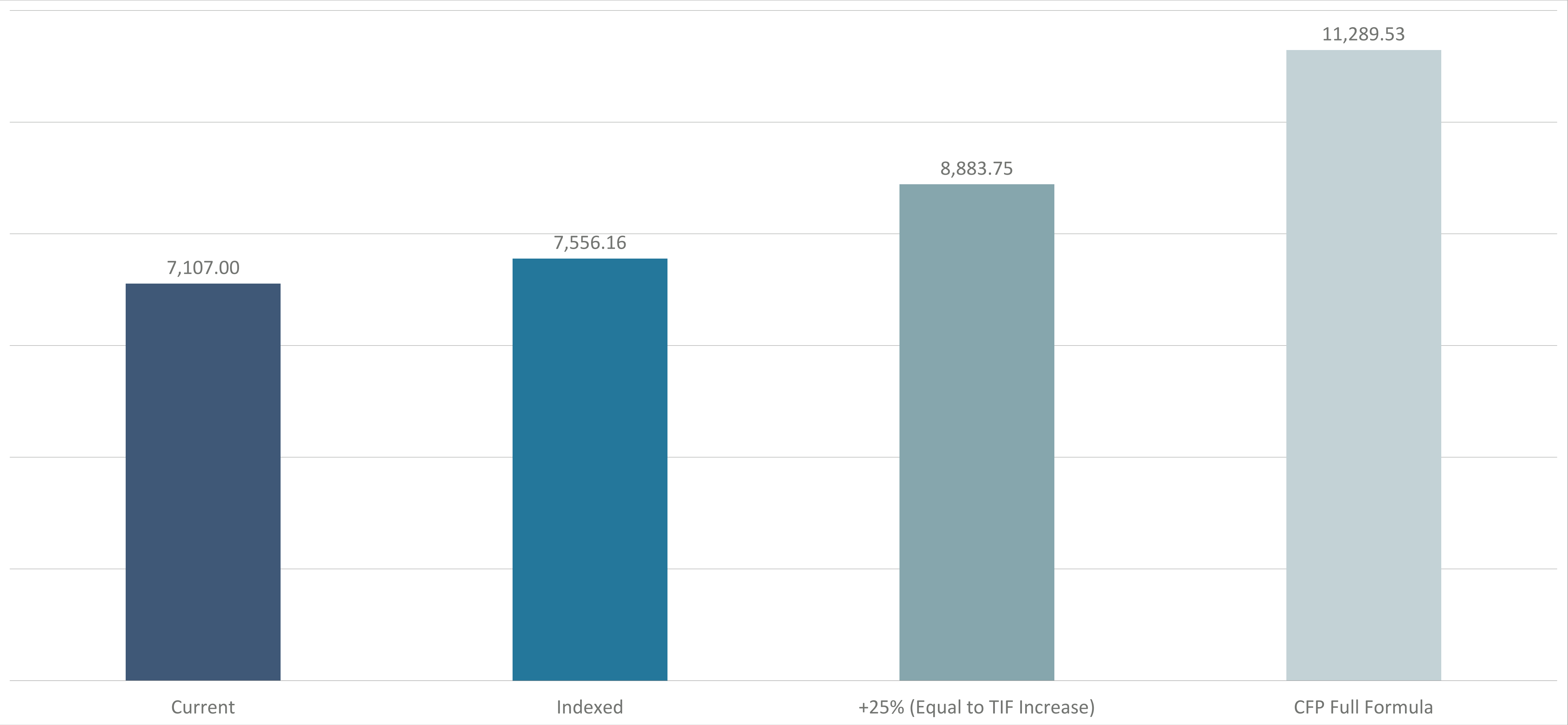


Median Housing Sales Price Increased Greater Than Inflation

- 2015-2016 increase was 17%
- 2016-2017 increase was 11%
- 2017-2018 increase was 20%
- 2015-2018 increase was 56%
- 2016-2018 increase was 33%



Several Rate Alternatives



NEXT STEPS

- 1 Public Hearings (Planning Commission 1/9; City Council 1/10)
- 2 Planning Commission Recommendation 1/9
- 3 City Council Decision 1/24
- 4 Enactment of New School Impact Fees:
New fees take effect upon adoption, with
calculation at Building Permit Application



TO FIND OUT MORE



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THANK YOU