



**RIDGEFIELD CITY COUNCIL
MEETING AGENDA**

**Thursday, January 9, 2020
RACC - Columbia Assembly Room
510 Pioneer Street, Ridgefield, WA 98642**

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

- 1. Flag Salute**
- 2. Roll Call**
- 3. City Council Members Oath of Office**
- 4. Selection of Mayor and Mayor Pro Tem**
- 5. Late changes to the agenda**

II. OATH OF OFFICE FOR LIEUTENANT DORIOT - JOHN BROOKS, POLICE CHIEF

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

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

V. 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.

VI. CONSENT AGENDA

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

VII. PRESENTATION

- 1. Third Quarter 2019 Financial Report - Kirk Johnson, Finance Director**

VIII. BUSINESS

- 1. Second Reading of Ordinance No. 1308 - Eagle Ridge Estates Zone Change - Louisa Garbo, Community Development Director**
- 2. Resolution No. 569 - Intent to Annex - Fell - Louisa Garbo, Community Development Director**
- 3. Motion - Approval of the Crossing Final Plat - Louisa Garbo, Community Development Director**
- 4. Motion - Approval of Park Naming in Pioneer Village - Bryan Kast, Public Works Director**

IX. PUBLIC HEARING/BUSINESS

1. **Public Hearing and First Reading of Ordinance No. 1309 – Gress Property Mixed Use Overlay Removal - Louisa Garbo, Community Development Director**
2. **Public Hearing and Approval of Resolution No. 570 – Ridgefield School District Proposition No. 1 General Obligation Bonds - Steve Stuart, City Manager**

X. 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.

XI. COUNCIL/PRESIDING OFFICER/STAFF REPORTS

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

XII. 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 09, 2020
ITEM: CONSENT AGENDA
AGENDA ITEM TITLE: Approval of Claims And/Or Payroll

GOVERNING LEGISLATION:

Revised Code of Washington Title 35A

PREVIOUS COUNCIL ACTION TAKEN:

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

BACKGROUND:

Vendor claims

BUDGET/FINANCIAL IMPACTS:

See vendor detail attached

RECOMMENDED ACTION OR MOTION:

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

“I move to approve the consent agenda as presented”

STAFF CONTACT: Kirk Johnson, Finance Director
ATTACHMENTS: JANUARY 9 2020 CLAIMS REPORT (PDF)

City of Ridgefield
Claims Payment Report
For Approval on: January 9, 2020

6.1.a

Sum of Amount					
Vendor Name	Vendor Number	Invoice Number	Resp. Department	Description	Total
ACCELA INC. - EPAY	3386	191226	Public Works	Cust. Web ACH Fees - Dec. 2019	135.01
ACCELA INC. - EPAY Total					135.01
ACCESS SERVICES NORTHWEST LLC	2919	17416	Judicial	Sign Language Interp. Services	150.00
ACCESS SERVICES NORTHWEST LLC Total					150.00
ADVENTIST HEALTH/OCCUPATIONAL MC	865	84174	Public Safety	Pre Hire Medical Screening - Siem	448.00
ADVENTIST HEALTH/OCCUPATIONAL MC Total					448.00
ANDERSON SIGNS INC.	2569	50101	Council	City Council Name Plates - Aichele/Ziemer	37.05
		50215	Public Works	Parks Board Name Plate - Gudger-Raines	37.05
ANDERSON SIGNS INC. Total					74.10
ARAMARK UNIFORM SERVICES	32	864291717	Genl Govt/Facilities	City Hall Floor Mats	7.09
				CDD/PW/FIN Floor Mats	0.61
			Public Safety	PD Floor Mats	4.47
			Public Works	CDD/PW/FIN Floor Mats	3.30
		864281917	Community Development	CDD/PW/FIN Floor Mats	3.92
			Genl Govt/Facilities	PW Floor Mats/Uniforms	2.83
			Public Works	PW Floor Mats/Uniforms	53.48
			864281918	Genl Govt/Facilities	Floor Mats - City Hall/PW/CDD/PD
		Public Safety		Floor Mats - City Hall/PW/CDD/PD	4.47
		Public Works		Floor Mats - City Hall/PW/CDD/PD	3.30
		Community Development		Floor Mats - City Hall/PW/CDD/PD	3.92
		864301532	Genl Govt/Facilities	PW Floor Mats	1.69
				PW Uniforms	1.14
			Public Works	PW Floor Mats	26.03
				PW Uniforms	27.45
		864291716	Genl Govt/Facilities	PW Floor Mats	1.69
				PW Uniforms	1.14
			Public Works	PW Floor Mats	26.03
				PW Uniforms	27.45
		864301533	Genl Govt/Facilities	City Hall Floor Mats	7.09
				CDD/PW/FIN Floor Mats	0.61
			Public Safety	PD Floor Mats	4.47
			Public Works	CDD/PW/FIN Floor Mats	3.30
		864184218	Community Development	CDD/PW/FIN Floor Mats	3.92
			Genl Govt/Facilities	Floor Mats - City Hall/PW/CDD/PD	7.71
			Public Safety	Floor Mats - City Hall/PW/CDD/PD	4.47
			Public Works	Floor Mats - City Hall/PW/CDD/PD	3.30
		864184217	Community Development	Floor Mats - City Hall/PW/CDD/PD	3.91
			Genl Govt/Facilities	PW Uniforms/Floor Mats	2.99
			Public Works	PW Uniforms/Floor Mats	57.13
ARAMARK UNIFORM SERVICES Total					306.61
ASSOCIATED CONSULTANTS INC.	1030	19-172-03	Community Development	Taco Bell Drive Through Plan Reveiw	297.50

Attachment: JANUARY 9 2020 CLAIMS REPORT (Approval of Claims And/Or Payroll)

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ASSOCIATED CONSULTANTS INC.	1030	19-211-02	Community Development	Columbia Credit Union Plan Review	1,020.00
		19-208-01	Public Works	Overlook Park Pole Analysis Plan Review	1,800.00
		19-139a-01	Community Development	Discovery Ridge Bldg 4 Plan Review	255.00
		19-210-01	Community Development	Cloverhill Subdivision Pedistrian Bridge Plan Rev.	510.00
		18-250-04	Community Development	S 11th Industrial Bldg Plan Review	340.00
		19-190-02	Community Development	Trademark Office & Warehouse Plan Review	1,572.50
		19-230-01	Community Development	Ridgefield Elementrary Plan Review	8,120.00
		19-204-01	Public Safety	Cresa Antena Plan Review	340.00
		19-239-01	Community Development	7 Eleven Sign Plan Reveiw	340.00
		19-139-03	Community Development	Discovery Ridge Bldg 2 Plan Review	255.00
		19-140a-01	Community Development	Discovery Ridge Bldg 5 Plan Reveiw	255.00
		18-233-05	Community Development	Ridgefield Apartments Plan Reivew	680.00
		19-140-02	Community Development	Discovery Ridge Bldg 3 Plan Review	255.00
ASSOCIATED CONSULTANTS INC. Total					16,040.00
ASSOCIATION OF WASHINGTON CITIES	41	78833	Genl Govt/Facilities	2020 AWC Retrospective Program	2,596.55
ASSOCIATION OF WASHINGTON CITIES Total					2,596.55
AWC RISK MANAGEMENT SERVICE	39	78502	Genl Govt/Facilities	2020 AWC Membership Fee	6,208.00
AWC RISK MANAGEMENT SERVICE Total					6,208.00
BATTERIES PLUS BULBS	3436	P22056770	Public Works	X Walk Sign Battery	43.25
BATTERIES PLUS BULBS Total					43.25
Bergeson Susan C	UB*00293	(blank)	Genl Govt/Facilities	Refund Check 006888-000 1311 S 6th Way	75.64
Bergeson Susan C Total					75.64
BLUEFIN PAYMENT SYSTEMS	2827	2827-20200109	Public Works	Citizen Payment Fees - Nov. 2019	2,458.89
BLUEFIN PAYMENT SYSTEMS Total					2,458.89
BOB'S AUTOMOTIVE	57	19225	Public Works	Tire Repair	24.86
BOB'S AUTOMOTIVE Total					24.86
BSK ASSOCIATES	2119	V904077	Public Works	Coliform Testing	345.00
BSK ASSOCIATES Total					345.00
BUELL RECREATION LLC	2977	WALON121120	Public Works	125CY Certified Wood Fiber Surfacing Dumped - WA State Sales Tax	4,037.90
BUELL RECREATION LLC Total					4,037.90
Chambers Jacquenette	UB*00286	(blank)	Genl Govt/Facilities	Refund Check 010644-000 862 N 47th Ave	25.91
Chambers Jacquenette Total					25.91
CITY OF BATTLE GROUND	92	INV00236	Judicial	Court Costs - Nov 2019	9,572.00
CITY OF BATTLE GROUND Total					9,572.00
CLARK COUNTY	102	CI010228	Public Safety	P25 Annual Payment - 2020	20,223.97
		CI009262	Judicial	Probable Cause Billing	221.01
		CI010190	Judicial	Pre-Trial Supervisions - Nov. 2019	390.60
CLARK COUNTY Total					20,835.58
CLARK PUBLIC UTILITIES	110	7206-456-1-20200109	Public Safety	116 N Main Avenue	277.40
		7206-580-8-20200109	Public Works	301 N 3rd Ave	44.26
			Community Development	301 N 3rd Ave	44.27
		7206-644-2-20200109	Public Works	City Park/Water Well	2,469.84
		7206-645-9-20200109	Public Works	N Abrams Park/E Division	166.89
		7206-552-7-20200109	Public Works	214 S Riverview Dr	124.53

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CLARK PUBLIC UTILITIES	110	7206-555-0-20200109	Public Works	109 W Division St - Electricity	320.33
		7206-643-4-20200109	Public Works	400 N Abrams Park Rd	1,189.63
		7206-694-7-20200109	Public Works	255 S 56th Pl - Electricity	1,541.11
		7206-605-3-20200109	Public Works	N 1st Cir & N 65th Ave - Park & Ride	87.06
		7206-578-2-20200109	Genl Govt/Facilities	230 Pioneer Ave	173.42
		7206-648-3-20200109	Public Works	Municipal Lighting Lease	7,619.13
CLARK PUBLIC UTILITIES Total					14,057.87
CLEAN WATER TECHNOLOGIES LLC	3437	35177	Public Works	CESCL FC Class - Crockford	400.00
CLEAN WATER TECHNOLOGIES LLC Total					400.00
CLEAN WORLD MAINTENANCE INC	3105	44444	Genl Govt/Facilities	Janitorial Service - Dec 2019	406.78
			Public Safety	Janitorial Service - Dec 2019	230.40
			Public Works	Janitorial Service - Dec 2019	169.99
			Community Development	Janitorial Service - Dec 2019	10.37
CLEAN WORLD MAINTENANCE INC Total					817.54
COLUMBIAN PUBLISHING	116	18050	Community Development	PLZ-18-0122 Type II Land Use	82.80
		18024	Community Development	PLZ-19-0013 PUD Zoning Advert.	95.40
		18195	Community Development	PLZ-19-0146 Boyse Short Plat	88.20
		18125	Community Development	PLZ-19-0019 Hillhurst	158.40
		18040	Community Development	CDD Advertisements	151.20
COLUMBIAN PUBLISHING Total					576.00
COMCAST	2271	2271-202001-109	Genl Govt/Facilities	PW Shop Comm. - Dec. 2019 - Jan. 2020	24.88
			Public Works	PW Shop Comm. - Dec. 2019 - Jan. 2020	383.72
		2271-202001-116	Public Safety	PD Comm. - Dec. 2019 - Jan. 2020	350.71
			2271-2020019	Genl Govt/Facilities	RACC Comm. - Dec 2019. - Jan. 2020
		Public Works		RACC Comm. - Dec 2019. - Jan. 2020	61.86
		Community Development	RACC Comm. - Dec 2019. - Jan. 2020	259.56	
COMCAST Total					1,152.58
COMDATA NETWORK INC.	1101	20320264	Genl Govt/Facilities	CDD/PW Fuel - XN173 - 12/1/19-12/15/19	118.59
			Public Works	CDD/PW Fuel - XN173 - 12/1/19-12/15/19	1,828.63
			Community Development	CDD/PW Fuel - XN173 - 12/1/19-12/15/19	441.35
		20320263	Public Safety	PD Fuel - XN795 - 12/1/19-12/15/19	902.34
COMDATA NETWORK INC. Total					3,290.91
COWLITZ RIVER RIGGING INC	2958	415278	Genl Govt/Facilities	Shop Tools & Muck Boots - Tad/Mike	20.38
			Public Works	Shop Tools & Muck Boots - Tad/Mike	160.69
COWLITZ RIVER RIGGING INC Total					181.07
DAVID TAYLOR	1062	1062-20200109	Council	Mileage Reimb. - Taylor	20.06
DAVID TAYLOR Total					20.06
DAY WIRELESS SYSTEMS INC	140	501677	Public Safety	Radar Repair	370.57
DAY WIRELESS SYSTEMS INC Total					370.57
DEPARTMENT OF LICENSING - CPL	154	RG0000392-2019	Genl Govt/Facilities	CPL Fees - Medvec	18.00
		RG0000398-2019	Genl Govt/Facilities	CPL Fees	18.00
		RG0000396-2019	Genl Govt/Facilities	CPL Fees	18.00
		RG0000395-2019	Genl Govt/Facilities	CPL Fees	18.00
		RG0000394-2019	Genl Govt/Facilities	CPL Fees	18.00

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DEPARTMENT OF LICENSING - CPL	154	RG0000397-2019	Genl Govt/Facilities	CPL Fees	18.00
		RG0000393-2019	Genl Govt/Facilities	CPL Fees	18.00
DEPARTMENT OF LICENSING - CPL Total					126.00
DICK'S TIRE FACTORY	158	D47569	Public Safety	PD Vehicle Maint. - Santos	58.71
DICK'S TIRE FACTORY Total					58.71
DJ'S Electrical Inc.	UB*00292	(blank)	Genl Govt/Facilities	Refund Check 011810-002 NW 11th and 279	218.84
DJ'S Electrical Inc. Total					218.84
DKS ASSOCIATES	1565	72163	Community Development	On Call Review Services - Nov 2019	380.00
DKS ASSOCIATES Total					380.00
EFFICIENT COMMUNICATION SOLUTIONS	2126	25946	Community Development	Phone for CDD	330.58
EFFICIENT COMMUNICATION SOLUTIONS Total					330.58
EWING VANCOUVER	2374	8842687	Public Works	Wheelbarrow Parks/Streets	197.46
EWING VANCOUVER Total					197.46
EXTREME PRODUCTS	3327	59444	Genl Govt/Facilities	PD Uniforms	(13.99)
			Public Safety	PD Uniforms	180.52
EXTREME PRODUCTS Total					166.53
FCS GROUP	958	3070-21912077	Community Development	Building Fee Review	10,582.41
FCS GROUP Total					10,582.41
FERGUSON ENTERPRISES INC # 8423	181	835308	Genl Govt/Facilities	Water Meters	(250.32)
			Public Works	Water Meters	3,230.32
		834034	Genl Govt/Facilities	Water Meters	(134.06)
			Public Works	Water Meters	1,730.06
FERGUSON ENTERPRISES INC # 8423 Total					4,576.00
GISI MARKETING GROUP	2811	153397	Genl Govt/Facilities	City Hall/CDD/PW Envelopes	369.09
			Public Works	City Hall/CDD/PW Envelopes	260.60
			Community Development	City Hall/CDD/PW Envelopes	265.69
		153398	Public Works	Business Cards - Council/Utility Clerk	88.92
			Council	Business Cards - Council/Utility Clerk	187.16
			Finance	Business Cards - Council/Utility Clerk	4.68
		153399	Genl Govt/Facilities	Events Postcards	1,184.81
		153472	Finance	Business Cards - Giles	104.06
		153494	Genl Govt/Facilities	1Sat Handbills - Bacon/Baseball/Bingo	379.40
GISI MARKETING GROUP Total					2,844.41
GOVERNMENT FINANCE OFFICERS ASSOC	706	221520	Finance	GFOA Membership - 2020	300.00
GOVERNMENT FINANCE OFFICERS ASSOC Total					300.00
GRAY AND OSBORNE INC	207	19234.00-11	Public Works	Water System Plan Update	1,571.78
		19273.00-4	Public Works	Junction VFD Upgrade Proj.	3,760.61
		19299.00-2	Community Development	Discovery Ridge Phase 1 Final Plat	310.34
		18274.00-18	Public Works	Abrams Park Well 11 Prelim Design/Well Drill	4,772.20
		19298.00-2	Community Development	Ridgefield Crossing II Final Plat	128.00
		19239.00-2	Community Development	Grove Phase 1 Final Plat	249.56
		19307.00-1	Community Development	Urban Downs Final Plat	379.18
GRAY AND OSBORNE INC Total					11,171.67
GREEN RIVER COMMUNITY COLLEGE	714	197435	Public Works	Water Main Installation - Bolling	315.00

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GREEN RIVER COMMUNITY COLLEGE Total					315.00
GSi WATER SOLUTIONS INC.	2971	0727.001-18	Public Works	Hydrological Study	3,415.50
GSi WATER SOLUTIONS INC. Total					3,415.50
H.D. FOWLER COMPANY	2036	15349362	Public Works	Water Meters	274.91
		15355533	Public Works	Water Meters	191.05
H.D. FOWLER COMPANY Total					465.96
HARRY'S LAWN AND POWER EQUIPMENT	214	172359	Public Works	Parks/Streets/Water Supp.	7.54
		172715	Public Works	Water Equip. Maint.	93.89
HARRY'S LAWN AND POWER EQUIPMENT Total					101.43
HOME DEPOT CREDIT CARD SERVICES	1805	6063827	Genl Govt/Facilities	1SAT - Hometown/PW Truck Lights	381.56
			Public Works	1SAT - Hometown/PW Truck Lights	67.94
		5042804	Genl Govt/Facilities	1SAT - Hometown/PW Shop Tools	253.48
			Public Works	1SAT - Hometown/PW Shop Tools	268.14
		3620943	Genl Govt/Facilities	1SAT - Hometown/ Parks Supp.	66.26
			Public Works	1SAT - Hometown/ Parks Supp.	15.50
		6090555	Genl Govt/Facilities	1SAT - Hometown	100.12
HOME DEPOT CREDIT CARD SERVICES Total					1,153.00
INSTANT IMPRINTS CASCADE PARK	2371	50315	Council	Council Logowear	330.60
INSTANT IMPRINTS CASCADE PARK Total					330.60
INTERSTATE SPECIAL EVENTS	2706	149431-1	Genl Govt/Facilities	1SAT - Hometown	2,075.08
INTERSTATE SPECIAL EVENTS Total					2,075.08
J2 BLUE PRINT SUPPLY	243	AR77590	Community Development	Plotter Maintenance	991.48
		AR78878	Community Development	Public Notice Boards	672.08
J2 BLUE PRINT SUPPLY Total					1,663.56
JASON FERRISS	1663	1663-20200109	Genl Govt/Facilities	PD Uniform Reimb. - Ferriss	(4.44)
			Public Safety	PD Uniform Reimb. - Ferriss	57.38
JASON FERRISS Total					52.94
JESSICA KIPP	2099	2099-20200109	Administration	Mileage Reimb.	18.15
		2099-20200909B	Administration	Mileage Reimb. - Kipp	35.38
JESSICA KIPP Total					53.53
JHCB Properties LLC	UB*00290	(blank)	Genl Govt/Facilities	Refund Check 011784-000 2319 S Cispus Way	31.00
JHCB Properties LLC Total					31.00
JOHN DEERE FINANCIAL	1717	403260	Public Safety	Police Gator Maint.	47.83
JOHN DEERE FINANCIAL Total					47.83
KILLA BITES INC.	3090	1926	Council	Darren Wertz Farewell	352.30
		1930	Human Resources	CDD Interview Lunch	144.17
KILLA BITES INC. Total					496.47
KIRK JOHNSON	1716	1716-20200109	Finance	Mileage Reimb - Johnson	119.48
KIRK JOHNSON Total					119.48
L.N. CURTIS AND SONS	3075	INV345462	Public Safety	PD Uniform - Siem	940.10
		INV346607	Public Safety	PD Uniform - Gibson	244.98
		INV345893	Public Safety	PD Uniform - Siem	201.30
		INV343199	Public Safety	PD Uniforms - Sergeant	151.35
		INV347083	Public Safety	PD Uniforms - Siem	130.08

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L.N. CURTIS AND SONS Total					1,667.81	
MASONS SUPPLY COMPANY	2051	6035521-00	Public Works	Abrams Park Fireplace Repair	117.07	
MASONS SUPPLY COMPANY Total					117.07	
MATHER & SONS PUMP SERVICE INC.	2907	20268	Public Works	Well 8 Pump Replacement	15,647.00	
MATHER & SONS PUMP SERVICE INC. Total					15,647.00	
MERCHANT TRANSACT	2901	2901-20200109	Public Works	ACH Prossesing Fees	0.62	
MERCHANT TRANSACT Total					0.62	
MINISTER-GLAESER SURVEYING INC.	1044	66519	Community Development	Gress Annexation	1,557.15	
MINISTER-GLAESER SURVEYING INC. Total					1,557.15	
MOFFORD ELECTRIC INC.	2969	13538	Public Works	Overlook Park Electrical	151.76	
MOFFORD ELECTRIC INC. Total					151.76	
MUNICIPAL CODE CORP.	1185	337957	Genl Govt/Facilities	Codification	597.39	
MUNICIPAL CODE CORP. Total					597.39	
NAPA AUTO PARTS	498	155287	Genl Govt/Facilities	Shop Supplies & Vehicle Maint.	8.96	
			Public Works	Shop Supplies & Vehicle Maint.	182.83	
			Public Works	Street Sweeper Maint. - Return	(30.95)	
			Public Works	Street Sweeper Maint.	36.10	
NAPA AUTO PARTS Total					196.94	
NEI Global Relocation	UB*00291	(blank)	Genl Govt/Facilities	Refund Check 012666-000 2732 S Red Tail Loop	21.96	
NEI Global Relocation Total					21.96	
NICK CROCKFORD	492	0492-20200109	Public Works	Thamert/Crockford Work Boots Reimb.	248.61	
					68.74	
NICK CROCKFORD Total					317.35	
NORTHWEST STAFFING	522	4107545	Finance	Background/Credit Check - Denton	50.00	
NORTHWEST STAFFING Total					50.00	
NW CONSTRUCTION GENERAL CONTRACTING INC.	2900	C2019-047-01	Public Works	Refuge Park Storm Proj. - Less Retainage	(6,917.65)	
				Refuge Park Storm Proj.	149,974.67	
NW CONSTRUCTION GENERAL CONTRACTING INC. Total					143,057.02	
OTAK INC.	1787	121900066	Genl Govt/Facilities	Discovery Corridor Economic Vision	12,614.52	
OTAK INC. Total					12,614.52	
PACIFIC OFFICE AUTOMATION	1564	66212070	Genl Govt/Facilities	City Hall/ PW/ RACC Copier Lease	597.90	
			Public Works	City Hall/ PW/ RACC Copier Lease	347.34	
			Community Development	City Hall/ PW/ RACC Copier Lease	287.68	
			469091	Genl Govt/Facilities	Pacific Office Auto. - Qrt. 4 2019	181.82
				Public Works	Pacific Office Auto. - Qrt. 4 2019	48.97
				Community Development	Pacific Office Auto. - Qrt. 4 2019	50.63
PACIFIC OFFICE AUTOMATION Total					1,514.34	
PIONEER PEST MANAGEMENT	2040	334168	Genl Govt/Facilities	Pest Management - City Hall	129.00	
PIONEER PEST MANAGEMENT Total					129.00	
PLATT ELECTRIC SUPPLY	766	X796948	Public Works	Water Supplies	153.22	
PLATT ELECTRIC SUPPLY Total					153.22	
PNE Construction DBA Cowlitz Clean Sweep	UB*00288	(blank)	Genl Govt/Facilities	Refund Check 012384-000 Hydrant Meter S 10th St	400.18	
PNE Construction DBA Cowlitz Clean Sweep Total					400.18	
PORTLAND ENGINEERING INC	2082	9194	Public Works	Prof. Eng. Services - S 56th & Cemetery	831.87	

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PORTLAND ENGINEERING INC Total					831.87	
PORTLAND PRECISION INSTRUMENT & REPAIR CO	3433	INV114539	Community Development	Blue Beam Plan Review Software	5,096.35	
PORTLAND PRECISION INSTRUMENT & REPAIR CO Total					5,096.35	
POSTMASTER	348	0348-2020109	Public Works	Postage Replenishment - 2020 Utility Calendar	791.72	
		0348-20200109	Genl Govt/Facilities	Postage Replenishment - Events Calendar	1,251.39	
POSTMASTER Total					2,043.11	
REGAN J. WAUGH	2926	2926-20200109	Council	Legislative Breakfast Catering	1,483.02	
REGAN J. WAUGH Total					1,483.02	
RIDGEFIELD SCHOOL DISTRICT	378	1001900024	Genl Govt/Facilities	Racc Oper. Expenses - Oct. 2019	368.56	
			Public Works	Racc Oper. Expenses - Oct. 2019	317.31	
			Community Development	Racc Oper. Expenses - Oct. 2019	1,331.38	
			1001900023	Genl Govt/Facilities	RACC Oper. Exp. - Nov 2019	434.98
		Public Works		RACC Oper. Exp. - Nov 2019	374.49	
		Community Development		RACC Oper. Exp. - Nov 2019	1,571.32	
			1001900030	Public Works	RORC Maint. Cost - Oct-Nov 2019	723.66
RIDGEFIELD SCHOOL DISTRICT Total					5,121.70	
RONALD ONSLOW	930	0930-20200109	Council	Mileage Reimb - Onslow	193.72	
RONALD ONSLOW Total					193.72	
Royle Carol	UB*00287	(blank)	Genl Govt/Facilities	Refund Check 007010-000 1835 Falcon Dr	112.06	
Royle Carol Total					112.06	
SANDRA DAY	1838	1838-20200109	Council	Mileage Reimb. - Day	221.32	
SANDRA DAY Total					221.32	
SANDY'S SIGN AND DESIGN	556	469-19	Genl Govt/Facilities	1Sat - Hometown - Santa Sign	48.78	
SANDY'S SIGN AND DESIGN Total					48.78	
SUPERIOR PRESS INC.	1742	4105276	Finance	Deposit Slips	71.58	
SUPERIOR PRESS INC. Total					71.58	
TAC 1 SYSTEMS	1634	SI-008336	Genl Govt/Facilities	Surveillance Kits	(15.12)	
			Public Safety	Surveillance Kits	195.12	
TAC 1 SYSTEMS Total					180.00	
Tapani Underground	UB*00289	(blank)	Genl Govt/Facilities	Refund Check 010944-002 Hydrant Meter NE 10th St	374.11	
Tapani Underground Total					374.11	
TAPROOT SYSTEMS INC.	3438	501610861	Genl Govt/Facilities	Business License Refund - Taproot Systems/ Inc.	50.00	
TAPROOT SYSTEMS INC. Total					50.00	
THE MASTERS TOUCH LLC	1786	P66941	Public Works	Prepaid Postage	1,239.37	
		66941	Public Works	Rate Increase Letter	1,436.27	
		67205	Public Works	Delinq. Utility Stmts. - Dec. 2019	324.60	
		P66903	Public Works	Delinq. Utility Stmts. Postage - Dec 2019	245.50	
		66903	Public Works	Delinq. Utility Stmts. - Dec 2019	353.46	
		P67205	Public Works	Delinq. Utility Stmts. Postage - Dec 2019	118.30	
THE MASTERS TOUCH LLC Total					3,717.50	
THE PARR COMPANY	964	26482489	Public Works	Water Supplies	27.84	
		26483317	Public Works	Concrete Forms	23.33	
		26483642	Public Works	Trail Plaque	22.05	
		26482635	Public Works	Water Supplies	1.83	

Attachment: JANUARY 9 2020 CLAIMS REPORT (Approval of Claims And/Or Payroll)

City of Ridgefield
Claims Payment Report
For Approval on: January 9, 2020

THE PARR COMPANY	964	26483929	Public Works	Abrams Park Fireplace	5.53
		26483381	Public Works	Abrams Park Fireplace	264.65
THE PARR COMPANY Total					345.23
USA BLUEBOOK	444	67741	Public Works	Water Oper. Supp. - Return	(151.71)
		94038	Public Works	Water Supplies	201.62
		84133	Public Works	Water Supplies	201.40
		86477	Public Works	Water Oper. Supp.	157.19
		89285	Public Works	Water Oper. Supp.	161.46
		91600	Public Works	Water Supplies	87.75
		92767	Public Works	Water Supplies	49.81
		79764	Public Works	Water Supplies	469.12
		50048	Public Works	Water Oper. Supp.	589.36
USA BLUEBOOK Total					1,766.00
VANCOUVER BUISNESS JOURNAL	448	0448-20200109	Genl Govt/Facilities	2020 VBJ Subscription	79.00
VANCOUVER BUISNESS JOURNAL Total					79.00
WALLIS ENGINEERING	464	14849	Public Works	S 3rd Main Replacement	2,783.40
		14848	Public Works	S. 3rd Improvements	8,605.20
WALLIS ENGINEERING Total					11,388.60
WASHINGTON CITIES INSURANCE AUTHORITY	732	14740	Genl Govt/Facilities	WCIA Liability and/or Program Assessment 2020	260,543.00
WASHINGTON CITIES INSURANCE AUTHORITY Total					260,543.00
WELLWORKS FOR YOU	3414	8178	Human Resources	Wellness Program - Dec. 2019	356.00
WELLWORKS FOR YOU Total					356.00
WOOD'S LOGGING SUPPLY	3439	1674045	Genl Govt/Facilities	PW Safety Harness	5.99
			Public Works	PW Safety Harness	92.36
WOOD'S LOGGING SUPPLY Total					98.35
WSP USA INC.	3338	916930	Community Development	Carty Rd. Subarea Plan	13,920.26
WSP USA INC. Total					13,920.26
Grand Total					611,752.78

Attachment: JANUARY 9 2020 CLAIMS REPORT (Approval of Claims And/OR Payroll)

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: January 09, 2020

ITEM:

AGENDA ITEM TITLE: Approval of Minutes from the December 19, 2019 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: 12-19-2019 (PDF)



CITY OF RIDGEFIELD, WASHINGTON

City Council MEETING MINUTES

December 19, 2019

Regular Meeting - 6:30 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	Absent	
Jen Lindsay	Councilor	Present	

Council Member Jennifer Lindsay moved to excuse Council Member Sandra Day from the meeting.
Council Member Darren Wertz second.
Motion passed.

LATE CHANGES TO THE AGENDA

RECOGNITION OF SERVICE FOR SERGEANT DAVID BONE - JOHN BROOKS, POLICE CHIEF

INTRODUCTION AND OATH OF OFFICE FOR OFFICER NIC SIEM - JOHN BROOKS, POLICE CHIEF

APPOINTMENT OF PLANNING COMMISSION MEMBERS

1. Re-Appointment of Planning Commission Member Stan Okinaka

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

2. Appointment of Planning Commission Member Gary Rightenour

Attachment: 12-19-2019 (Approval of Minutes)

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

APPOINTMENT OF PARKS BOARD MEMBER

1. Appointment of Parks Board Member Christopher Gudger-Raines

RESULT:	ADOPTED [5 TO 0]
MOVER:	Jen Lindsay, Councilor
SECONDER:	Lee Wells, Councilor
AYES:	Taylor, Wells, Stose, Wertz, Lindsay
ABSTAIN:	Onslow
ABSENT:	Day

PUBLIC COMMENT

Geraldine Abernathy - Resident

Park name suggesting at 45th Avenue/Pioneer Street - Horns Corner Park

CONSENT AGENDA - MOTION TO APPROVE WITH ADDITIONS

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

- 1. Approval of Claims And/Or Payroll**
- 2. Approval of Minutes from the December 5, 2019 Meeting**
- 3. Declaring Certain Accounts as Uncollectible and Authorizing Write-Off**
- 4. Waste Connections Contract**
- 5. Settlement Agreement - Hillhurst/Royle**

PUBLIC HEARING/BUSINESS

1. Second Reading of Ordinance No. 1305 – 2019 Comprehensive Plan Amendment - Louisa Garbo, Community Development Director

The City is proposing two annual amendments to the Ridgefield Urban Area Comprehensive Plan (RUACP). The first amendment is to amend the land use designation on a property (Assessor's Parcel #213784000/607) located in the City Urban Growth Area from Urban Medium (UM) to Urban Medium (UM) on 60% of the subject property and General Commercial (GC) on 40% of the property. The second amendment is to amend Chapter 8 "Transportation" of RUACP by removing the Traffic Impact Fee (TIF) information to a TIF program ordinance.

MOTION: MOVED TO ADOPT ORDINANCE NO. 1305 AS PRESENTED.

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

2. Continuation of Public Hearing and Second Reading of Ordinance No. 1303 – Gress Petition to Annex - Louisa Garbo, Community Development Director

Applicant, representing Ridgefield 45th Ave LLC, owns the property located at 607 S Royle Road. The Gress property is within the Ridgefield Urban Growth Area (UGA). The western half of the adjacent S Royle Road right-of-way is part of the UGA, and the eastern half of the adjacent S Royle Road right-of-way is in the Ridgefield city limits. Therefore, the combined area of the Gress property and adjacent half-width right-of-way is contiguous with the Ridgefield city limits and eligible for annexation. The current Clark County zoning of the property is Single-Family Residential (R1-6), with the Urban Holding - 10 (UH-10) overlay. The 2016 Ridgefield Urban Area Comprehensive Plan designation is Urban Medium Density Residential (UM). Per the 45th and Pioneer Subarea Plan and the Gee Creek Plateau Subarea Plan, the conceptual zoning for the property is Residential Medium Density - 16 (RMD-16) with a mixed-use overlay on the eastern portion of the property adjacent to S Royle Road. Per RDC 18.220.015.B, the city shall designate all newly annexed lands designated for urban medium density residential (UM) as RMD-16.

Mayor re-opened the Public Hearing: 6:58PM

Richard Gress - Applicant
Spoke in support of the Ordinance

Mayor Closed Public Hearing: 6:58PM

MOTION: MOVED TO ADOPT ORDINANCE NO. 1303 AS PRESENTED.

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

3. Second Reading of Ordinance No. 1306 – Gress Property Zone Change - Louisa Garbo, Community Development Director

On October 29, 2019, the City received a zone change application for 607 S Royle Road related to the Gress Annexation project and proposed 2019 Comprehensive Plan Amendment. Following annexation of Assessor's Parcel #213784000/607 S Royle Road and an initial city zoning designation of Residential Medium Density - 16 (RMD-16), the applicant proposes to change the zoning designation on the parcel to include both RMD-16 on the western portion (60 percent) of the parcel and Commercial Community Business (CCB) on the eastern portion (40 percent) of the parcel.

MOTION: MOVED TO ADOPT ORDINANCE NO. 1306 AS PRESENTED.

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

4. Public Hearing and First Reading of Ordinance No. 1307 – School Impact Fee Amendment - Louisa Garbo, Community Development Director

The Ridgefield School District Board of Directors has requested an increase to the district's school impact fees under its existing 2016 adopted capital facilities plan. This proposal is to collect the recommended school impact fees and re-adopt the Ridgefield School District capital facilities plan by reference in the 20-year Clark County Comprehensive Growth Management Plan. City of Ridgefield is, therefore, increasing the School Impact Fees for Single Family (Per Dwelling Unit) from \$8,883.75 to \$10,100, and for Multi-Family (Per Dwelling Unit) from \$8,883.75 to \$10,100, approximately 13.69%, for 2020.

City Council conducted discussion.

Mayor Opened Public Hearing: 7:19PM

No testimony received.

Mayor Closed Public Hearing: 7:19PM

MOTION: MOVED TO WAIVE SECOND READING AND ADOPT ORDINANCE NO. 1307 AS PRESENTED.

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

5. Public Hearing and First Reading of Ordinance No. 1308 – Eagle Ridge PUD Zoning Map Amendment - Louisa Garbo, Community Development Director

In the fall of 2018, the City of Ridgefield entered into a Concomitant Agreement (Agreement) regarding PIN 215877000 and PIN 215818000 (Properties) with Troy Developer LLC (Applicant/Owner) (See City of Ridgefield Ordinance 1276 and Concomitant Rezone Agreement.) The relevant terms of the Agreement are: **1. Land Use Zone Designation 2. Dedication of Open Space. 3. National Green Building Standard.**

City Council conducted discussion.

Mayor Opened Public Hearing: 7:27PM

No testimony received.

Mayor Closed Public Hearing: 7:27PM

Attachment: 12-19-2019 (Approval of Minutes)

First reading conducted.

6. Resolution No. 568 - Approval of Master Fee Schedule

In accordance with RCW 35A.33 “Budget in Code Cities,” and the City’s Financial Management Policies, “rate studies for revenues that support Enterprise Funds shall be conducted at least every five years to update assumptions and ensure that revenues are sufficient to recover operating costs, provide for capital improvements that maintain existing levels of service and provide for anticipated growth.” City staff contracted with FCS Group to conduct a comprehensive study on the Master Fee Schedule to insure fees are appropriate to cover services provided. The studies conducted by FCS reviewed that 94% of existing fees are below cost of service especially on the land use planning side of the fee schedule. Consequently, City staff conducted a fee schedule comparison with several nearby jurisdictions and a few within the State of Washington and proposed to amend the current Master Fee Schedule as shown on “Attachment A Proposed Master Fee Schedule.” In addition to adjusting some of the fees to a comparable level with nearby jurisdictions, most notable changes include: a new set of fees on Map of Dedication (a new submittal requirement approved by council in the recent code amendment), a Binding Site Plan fee reflective of the new Binding Site Plan process as allowed by States.

City Council conducted discussion.

MOTION: MOVED TO ADOPT RESOLUTION NO. 568 AS PRESENTED.

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

7. Resolution No. 567 - Declaring the Intent to Adopt a Credit Against State Sales and Use Tax for Affordable Housing in the City of Ridgefield - Kirk Johnson, Finance Director

During the 2019 regular legislative session, the Washington State Legislature approved, and the Governor signed, Substitute House Bill 1406 (Chapter 338, Laws of 2019) (“SHB 1406”) creating a sales and use tax, revenue-sharing program for local investments in affordable housing. SHB 1406 authorizes the governing body of a city or county to impose a local sales and use tax for the acquisition, construction or rehabilitation of affordable housing or facilities provided supportive housing, and for the operations and maintenance costs of affordable or supportive housing, and for cities of 100,000 or less for providing rental assistance to tenants. The sales and use tax must be used to assist persons whose income is at or below 60 percent of the City median income. The sales and use tax provided to the City under SHB 1406 will be credited against state share of sales taxes collected within the City and, therefore, will not result in higher sales and use taxes within the City and will represent an additional source of funding to address housing needs in the City. To take advantage of this funding source, the City Council must pass a Resolution of intent by January 27, 2020 and within twelve months of the effective date of SHB 1406, or July 27, 2020, must adopt legislation to authorize the maximum capacity of the tax. If the City does not adopt a resolution of intent the tax credit will not be available for consideration in the future. The City must submit annual reports on the collection and uses of the revenue to the Department of Commerce.

MOTION: MOVED TO ADOPT RESOLUTION NO. 567 AS PRESENTED.

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

8. Motion - Approval of TIB Grant for Hillhurst Overlay

In fall of this year the City applied for and received a TIB Grant for the Overlay of Hillhurst from 6th Way south to 500 feet past Great Blue Road. The project includes dig-outs and repairs of damaged pavement, an overlay of the entire roadway between 6th Way and Great Blue Rd, and an overlay of half of the roadway 500-feet south of Great Blue Rd in front of the church. If approved the City will contract with a consultant to complete the design, and plans to bid the project this summer. Staff intends to place a 5-year street cut moratorium on the paved area after the work is completed, and will notify utilities and adjacent property owners.

City Council conducted discussion.

MOTION: MOVED TO APPROVE THE TIB GRANT FOR THE HILLHURST OVERLAY PROJECT AND AUTHORIZE THE CITY MANAGER TO SIGN THE AGREEMENT.

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

9. Motion - Approval of Washington State Legislative Agenda

City Council conducted discussion on 2020 Washington Legislative Agenda.

MOTION: MOVED TO ADOPT 2020 WASHINGTON LEGISLATIVE AGENDA AS AMENDED.

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

PUBLIC COMMENT

COUNCIL/PRESIDING OFFICER/STAFF REPORTS

Council

Council Member Lindsay - Attended CREDC Board meeting, met with Representative Hoff.

Council Member Wertz - Attended Main Street meeting, thanked everyone that came out tonight for the celebration.

Council member Wells - Attended Outlook Legislative breakfast, Rosauers opening ceremony.

Council Member Taylor - Attended CREDC event, thanked everyone for all the support.

Council Member Onslow - Attended Rosauers opening ceremony, AWC meeting, CRWWD meeting.

Mayor

Had a great meeting with Steve Stuart and Kevin Foerster, Regional Director with US Fish and Wildlife Services.

City Manager

City Manager Steve Stuart - Attended Discovery Corridor Adaptive Infrastructure Study Phase 1 Report and Phase 2 Query Tool Demonstration meeting, thanked Council Member Wertz and Council Member Taylor for the 12 years of service.

ADJOURN - [8:18 PM](#)

Julie Ferriss, City Clerk

Don Stose, Mayor

Attachment: 12-19-2019 (Approval of Minutes)

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: January 09, 2020
ITEM: PRESENTATION
AGENDA ITEM TITLE: Third Quarter 2019 Financial Report

GOVERNING LEGISLATION:

City of Ridgefield Financial Policy #07: Budget

PREVIOUS COUNCIL ACTION TAKEN:

Reviewed quarterly financial reports

SUMMARY/BACKGROUND:

3rd quarter 2019 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 2019 Budget Report (PDF)



3rd Quarter 2019 Budget Report



2019 Reserves Per Policy

	O&M	Revenue Stab.	Debt Service	Separation	Capital	Capital Repair & Replace	2019 Reserves	2018 Reserves	% Change
General Fund	680,023	542,302	20,224	200,000	572,365	-	2,014,914	1,480,890	36.06%
Building & Permitting	349,153	225,425	-	-	-	-	574,578	394,376	45.69%
Water Fund	334,517	-	-	-	147,128	206,572	688,217	531,686	29.44%
Storm Fund	90,358	-	-	-	111,722	73,648	275,728	207,729	32.73%
Total	1,454,051	767,727	20,224	200,000	831,215	280,220	3,553,437	2,614,681	35.90%
Capital Repair and Replacement Minimum Target (2% of Historical Cost)									
	Historical	Target	Total	Balance	Variance	% Target			
Water Fund	18,575,191	2%	371,504	206,572	(164,932)	56%			
Storm Fund	11,903,449	2%	238,069	73,648	(164,421)	31%			



3rd Quarter 2019 General Fund Revenue

Revenue	3Q 2019 YTD Actual	2019 Budget	3Q % of Budget	3Q 2018 YTD Actual	3Q 2019 v 3Q 2018
Property Taxes	\$ 754,818	\$1,260,000	59.9%	\$ 646,429	16.8%
Retail Sales Taxes	1,849,450	3,143,500	58.8%	1,379,991	34.0%
Utility and Other Taxes	673,744	1,103,148	61.1%	652,444	3.3%
Licenses and Permits	882,087	1,090,010	80.9%	924,211	-4.6%
Planning and Development	819,867	1,065,393	77.0%	894,289	-8.3%
Fines Forfeits and Restitution	52,835	72,675	72.7%	52,344	0.9%
Charges for Goods and Services	3,594	4,950	72.6%	11,170	-67.8%
Interfund Charges for Goods and Service	403,298	537,730	75.0%	432,701	-6.8%
Intergovernmental/Grants/Other	349,378	514,266	67.9%	186,746	87.1%
Total General Fund Revenue	\$ 5,789,071	\$8,791,672	65.8%	\$ 5,180,325	11.8%



3rd Quarter 2019 General Fund Expense

Expense	3Q 2019 YTD Actual	2019 Budget	3Q % of Budget	3Q 2018 YTD Actual	3Q 2019 v 3Q 2018
Department					
City Council	\$ 63,440	\$ 88,748	71.5%	\$ 58,762	8.0%
Judicial	87,010	136,896	63.6%	82,533	5.4%
Executive	195,795	274,370	71.4%	181,590	7.8%
Finance	339,903	456,935	74.4%	318,954	6.6%
Legal	17,023	40,000	42.6%	19,120	-11.0%
Human Resources	146,864	207,958	70.6%	130,521	12.5%
Administration	277,372	406,682	68.2%	229,741	20.7%
General Government/Facilities	749,957	1,028,545	72.9%	504,779	48.6%
Information Tech	111,763	188,169	59.4%	111,082	0.6%
Public Safety	1,216,194	1,884,125	64.5%	1,189,292	2.3%
Cemetery	25,100	38,110	65.9%	11,678	114.9%
Community Development	1,190,840	1,994,216	59.7%	1,153,703	3.2%
Parks	338,976	634,538	53.4%	317,083	6.9%
Transfer to Equip Replace Fund	26,525	53,051	50.0%	24,780	0.0%
Transfers Out - To Street Fund	333,170	333,170	100.0%	236,403	40.9%
Transfers To Capital - Streets	115,641	344,000	33.6%	87,627	0.0%
Transfers To Capital - Parks	7,960	38,000	0.0%	11,935	0.0%
Total General Fund Expense	\$ 5,243,533	\$8,147,513	64.4%	\$4,669,583	12.3%
Total Net Revenue (Loss)	\$ 545,538	\$ 644,159	84.7%	\$ 510,742	6.8%



3rd Quarter 2019

General Fund - Fund Balance

Fund Balance	3Q 2019 YTD Actual	2019 Budget	3Q 2018 YTD Actual	3Q 2019 v 3Q 2018
Beginning Balance	\$ 3,163,140	\$3,163,140	\$ 2,342,372	35.0%
Net Increase (Decrease)	545,538	644,159	510,742	6.8%
Ending Balance	3,708,678	3,807,299	2,853,114	30.0%
Less: Reserved Amounts *	2,589,492	2,589,492	1,875,266	38.1%
Net Ending and Available Balance	\$ 1,119,186	\$1,217,807	\$ 977,848	14.5%
* Includes Street Fund Reserves				



3rd Quarter 2019 Street Fund

Revenue	3Q 2019 YTD Actual	2019 Budget	3Q % of Budget	3Q 2018 YTD Actual	3Q 2019 v 3Q 2018
Tax/Franchise Fees	\$ 46,379	\$ 75,186	61.7%	\$ 47,016	-1.4%
Vehicle Motor Fuel Tax	103,250	179,604	57.5%	100,851	2.4%
Permits	13,723	14,000	98.0%	19,355	-29.1%
Transfer In - General Fund	333,170	333,170	100.0%	236,403	40.9%
Other Revenue	1,313	2,525	52.0%	276	375.7%
Total Street Fund Revenue	\$ 497,835	\$ 604,485	82.4%	\$ 403,901	23.3%
Expense	3Q 2019 YTD Actual	2019 Budget	3Q % of Budget	3Q 2018 YTD Actual	3Q 2019 v 3Q 2018
Street Fund	\$ 431,314	\$ 604,481	71.4%	\$ 325,711	32.4%
Total Street Fund Expense	\$ 431,314	\$ 604,481	71.4%	\$ 325,711	32.4%
Total Net Revenue (Loss)	\$ 66,521	\$ 4	1663025.0%	\$ 78,190	-14.9%
Fund Balance	3Q 2019 YTD Actual	2019 Budget		3Q 2018 YTD Actual	3Q 2019 v 3Q 2018
Beginning Balance	\$ 5,450	\$ 5,450		\$ 39,740	-86.3%
Net Increase (Decrease)	66,521	4		78,190	-14.9%
Ending Balance	71,971	5,454		117,930	-39.0%
Less: Reserved Amounts *	-	-		-	
Net Ending and Available Balance	\$ 71,971	\$ 5,454		\$ 117,930	-39.0%
*Reserves Maintained in General Fund					



3rd Quarter 2019

Special Revenue & Debt Service Funds

Drug Fund	3Q 2019 YTD Actual	2019 Budget	3Q % of Budget	3Q 2018 YTD Actual	3Q 2019 v 3Q 2018
Revenue	\$ 1,008	\$ 1,075	93.8%	\$ 1,411	-28.6%
Expense	2,541	8,791		-	
Total Net Revenue (Loss)	\$ (1,533)	\$ (7,716)	19.9%	\$ 1,411	-208.6%
Fund Balance	3Q 2019 YTD Actual	2019 Budget		3Q 2018 YTD Actual	3Q 2019 v 3Q 2018
Beginning Balance	\$ 9,213	\$ 9,213		\$ 7,210	27.8%
Net Increase (Decrease)	(1,533)	(7,716)		1,411	-208.6%
Ending Fund Balance	\$ 7,680	\$ 1,497		\$ 8,621	-10.9%
Transportation Benefit District	3Q 2019 YTD Actual	2019 Budget	3Q % of Budget	3Q 2018 YTD Actual	3Q 2019 v 3Q 2018
Revenue	\$ 21,662	\$ 67,000	32.3%	\$ -	100.0%
Expense	-	30,000	0.0%	-	
Total Net Revenue (Loss)	\$ 21,662	\$ 37,000		\$ -	
Fund Balance	3Q 2019 YTD Actual	2019 Budget		3Q 2018 YTD Actual	3Q 2019 v 3Q 2018
Beginning Balance	\$ -	\$ -		\$ -	
Net Increase (Decrease)	21,662	37,000		-	
Ending Fund Balance	21,662	\$ 37,000		\$ -	

Debt Service Fund	3Q 2019 YTD Actual	2019 Budget	3Q % of Budget	3Q 2018 YTD Actual	3Q 2019 v 3Q 2018
Revenue	\$ 316,861	\$ 808,499	39.2%	\$ 7,341,686	-95.7%
Expense	316,861	808,499	39.2%	9,008,935	-96.5%
Total Net Revenue (Loss)	\$ -	\$ -		\$ (1,667,249)	
Fund Balance	3Q 2019 YTD Actual	2019 Budget		3Q 2018 YTD Actual	3Q 2019 v 3Q 2018
Beginning Balance	\$ -	\$ -		\$ 1,666,656	
Net Increase (Decrease)	-	-		(1,667,249)	
Ending Fund Balance	-	\$ -		\$ (593)	



3rd Quarter 2019

REET and Impact Fee Funds

Real Estate Excise Tax (REET)	3Q 2019 YTD Actual	2019 Budget	3Q % of Budget	3Q 2018 YTD Actual	3Q 2019 v 3Q 2018
Revenue	\$ 1,139,081	\$ 1,503,090	75.8%	\$ 847,234	34.4%
Expense	995,780	1,695,275	58.7%	1,287,074	-22.6%
Total Net Revenue (Loss)	\$ 143,301	\$ (192,185)	-74.6%	\$ (439,840)	-132.6%
Fund Balance	3Q 2019 YTD Actual	2019 Budget		3Q 2018 YTD Actual	3Q 2019 v 3Q 2018
Beginning Balance	\$ 1,194,540	\$ 1,194,540		\$ 4,726,037	-74.7%
Net Increase (Decrease)	143,301	(192,185)		(439,840)	-132.6%
Ending Fund Balance	1,337,841	1,002,355		4,286,197	-68.8%
Debt Service Reserve	787,425	787,425		788,275	100.0%
Ending Available Fund Balance	\$ 550,416	\$ 214,930		\$ 3,497,922	-84.3%
Park Impact Fee (PIF)	3Q 2019 YTD Actual	2019 Budget	3Q % of Budget	3Q 2018 YTD Actual	3Q 2019 v 3Q 2018
Revenue	\$ 793,208	\$ 1,194,888	66.4%	\$ 755,293	5.0%
Expense	606,104	1,119,000	54.2%	3,360,137	-82.0%
Total Net Revenue (Loss)	\$ 187,104	\$ 75,888	246.6%	\$(2,604,844)	-107.2%
Fund Balance	3Q 2019 YTD Actual	2019 Budget		3Q 2018 YTD Actual	3Q 2019 v 3Q 2018
Beginning Balance	\$ -	\$ -		\$ 3,321,028	-100.0%
Net Increase (Decrease)	187,104	75,888		(2,604,844)	-107.2%
Ending Fund Balance	\$ 187,104	\$ 75,888		\$ 716,184	-73.9%
Traffic Impact Fee (TIF)	3Q 2019 YTD Actual	2019 Budget	3Q % of Budget	3Q 2018 YTD Actual	3Q 2019 v 3Q 2018
Revenue	\$ 1,336,516	\$ 1,723,500	77.5%	\$ 502,816	165.8%
Expense	16,614	133,030		1,750,028	-99.1%
Total Net Revenue (Loss)	\$ 1,319,902	\$ 1,590,470	83.0%	\$(1,247,212)	-205.8%
Fund Balance	3Q 2019 YTD Actual	2019 Budget		3Q 2018 YTD Actual	3Q 2019 v 3Q 2018
Beginning Balance	\$ -	\$ -		\$ 817,073	-100.0%
Net Increase (Decrease)	1,319,902	1,590,470		(1,247,212)	-205.8%
Ending Fund Balance	\$ 1,319,902	\$ 1,590,470		\$ (430,139)	-406.9%



3rd Quarter 2019

General Capital & Equipment Replacement Funds

General Capital Projects	3Q 2019 YTD Actual	2019 Budget	3Q % of Budget	3Q 2018 YTD Actual	3Q 2019 v 3Q 2018
Revenue	\$ 1,718,087	\$ 3,193,424	53.8%	\$ 17,383,085	-90.1%
Expense	1,923,293	2,985,980	64.4%	17,533,605	-89.0%
Total Net Revenue (Loss)	\$ (205,206)	\$ 207,444	-98.9%	\$ (150,520)	36.3%
Fund Balance	3Q 2019 YTD Actual	2019 Budget		3Q 2018 YTD Actual	3Q 2019 v 3Q 2018
Beginning Balance	\$ (21,525)	\$ (21,525)		\$ 47,921	55.1%
Net Increase (Decrease)	(205,206)	207,444		(150,520)	36.3%
Ending Fund Balance	\$ (226,731)	\$ 185,919		\$ (102,599)	321.0%

Equipment Replacement (ERF)	3Q 2019 YTD Actual	2019 Budget	3Q % of Budget	3Q 2018 YTD Actual	3Q 2019 v 3Q 2018
Revenue	\$ 77,196	\$ 152,600	50.6%	\$ 59,191	100.0%
Expense	42,149	88,800	47.5%	52,799	
Total Net Revenue (Loss)	\$ 35,047	\$ 63,800	54.9%	\$ 6,392	100.0%
Fund Balance	3Q 2019 YTD Actual	2019 Budget		3Q 2018 YTD Actual	3Q 2019 v 3Q 2018
Beginning Balance	\$ 180,246	\$ 180,246		\$ 169,503	6.3%
Net Increase (Decrease)	35,047	63,800		6,392	
Ending Fund Balance	\$ 215,293	\$ 244,046		\$ 175,895	22.4%



3rd Quarter 2019

Water and Storm Water Operating Funds

Water Utility O&M	3Q 2019 YTD Actual	2019 Budget	3Q % of Budget	3Q 2018 YTD Actual	3Q 2019 v 3Q 2018
Revenue	\$ 1,326,141	\$ 2,063,521	64.3%	\$ 1,196,245	10.9%
Expense	1,297,069	1,891,666	68.6%	1,314,635	-1.3%
Total Net Revenue (Loss)	\$ 29,072	\$ 171,855	16.9%	\$ (118,390)	-124.6%
Fund Balance	3Q 2019 YTD Actual	2019 Budget		3Q 2018 YTD Actual	3Q 2019 v 3Q 2018
Beginning Balance	\$ 1,113,549	\$ 1,113,549		\$ 1,285,001	-13.3%
Net Increase (Decrease)	29,072	171,855		(118,390)	-124.6%
Ending Balance	1,142,621	1,285,404		1,166,611	-2.1%
Less: Reserved Amounts	688,217	688,217		538,037	27.9%
Net Ending and Available Fund Balance	\$ 454,404	\$ 597,187		\$ 628,574	-27.7%
Stormwater Utility O&M	3Q 2019 YTD Actual	2019 Budget	3Q % of Budget	3Q 2018 YTD Actual	3Q 2019 v 3Q 2018
Revenue	\$ 438,159	\$ 669,470	65.4%	\$ 370,442	18.3%
Expense	465,288	654,622	71.1%	305,483	52.3%
Total Net Revenue (Loss)	\$ (27,129)	\$ 14,848	-182.7%	\$ 64,959	-141.8%
Fund Balance	3Q 2019 YTD Actual	2019 Budget		3Q 2018 YTD Actual	3Q 2019 v 3Q 2018
Beginning Balance	\$ 247,302	\$ 247,302		\$ 414,601	-40.4%
Net Increase (Decrease)	(27,129)	14,848		64,959	-141.8%
Ending Balance	220,173	262,150		479,560	-54.1%
Less: Reserved Amounts	275,728	275,728		229,879	19.9%
Net Ending and Available Fund Balance	\$ (55,555)	\$ (13,578)		\$ 249,681	-122.3%



3rd Quarter 2019

Water SDC and Utility Capital Fund

Water SDC	3Q 2019	2019	3Q % of	3Q 2018	3Q 2019 v
	YTD Actual	Budget	Budget	YTD Actual	3Q 2018
Revenue	\$ 1,160,148	\$ 1,505,086	77.1%	\$ 1,327,845	-12.6%
Expense	635,353	2,789,284	22.8%	180,424	252.1%
Total Net Revenue (Loss)	\$ 524,795	\$(1,284,198)		\$ 1,147,421	-54.3%
Fund Balance	3Q 2019	2019		3Q 2018	3Q 2019 v
	YTD Actual	Budget		YTD Actual	3Q 2018
Beginning Balance	\$ 6,351,935	\$ 6,351,935		\$ 4,894,610	29.8%
Net Increase (Decrease)	524,795	(1,284,198)		1,147,421	-54.3%
Net Ending and Available Fund Balance	\$ 6,876,730	\$ 5,067,737		\$ 6,042,031	13.8%

Water Utility Capital Projects	3Q 2019	2019	3Q % of	3Q 2018	3Q 2019 v
	YTD Actual	Budget	Budget	YTD Actual	3Q 2018
Revenue	\$ 620,966	\$ 2,568,901	24.2%	\$ 358,389	73.3%
Expense	626,858	2,568,901	24.4%	358,388	74.9%
Total Net Revenue (Loss)	\$ (5,892)	\$ -		\$ 1	-100.0%
Fund Balance	3Q 2019	2019		3Q 2018	3Q 2019 v
	YTD Actual	Budget		YTD Actual	3Q 2018
Beginning Balance	\$ 16,528	\$ 16,528		\$ 16,525	0.0%
Net Increase (Decrease)	(5,892)	-		1	-100.0%
Net Ending and Available Fund Balance	\$ 10,636	\$ 16,528		\$ 16,526	-35.6%

Storm Utility Capital Projects	3Q 2019	2019	3Q % of	3Q 2018	3Q 2019 v
	YTD Actual	Budget	Budget	YTD Actual	3Q 2018
Revenue	\$ 42,142	\$ 400,000	10.5%	\$ 7,432	0.0%
Expense	42,142	400,000	10.5%	7,432	0.0%
Total Net Revenue (Loss)	\$ -	\$ -		\$ -	0.0%
Fund Balance	3Q 2019	2019		3Q 2018	3Q 2019 v
	YTD Actual	Budget		YTD Actual	3Q 2018
Beginning Balance	\$ -	\$ -		\$ -	0.0%
Net Increase (Decrease)	-	-		-	0.0%
Net Ending and Available Fund Balance	\$ -	\$ -		\$ -	0.0%



3rd Quarter 2019 City Investments

- Total investment portfolio \$9,781,938
 - Municipal bonds \$1,121,789
 - US Agency bonds \$2,586,845
 - Clark County investment pool \$4,472,334
 - Washington State local government investment pool \$1,600,970
- Current yield on investment 1.90%
- Weighted average maturity 10.71 months
- All investments within policy limits



3rd Quarter 2019

- Current budget to actual information and demographics are available through ClearGov financial transparency. Refer to the following link or the City's home page.

<https://www.cleargov.com/washington/clark/city/ridgefield/2019/native/revenue>



A blue heron is captured in mid-flight over a calm body of water, likely a pond or marsh. The bird's wings are spread wide, showing a mix of blue and brown feathers. In the background, a large, dark, fallen log lies horizontally across the water. The surrounding area is filled with dense, vibrant green trees and foliage, with sunlight filtering through the leaves, creating a dappled light effect on the water's surface. The overall scene is peaceful and natural.

THANK YOU

CITY OF RIDGEFIELD REQUEST FOR COUNCIL ACTION

MEETING DATE: January 09, 2020

ITEM:

AGENDA ITEM TITLE: AN ORDINANCE OF THE CITY OF RIDGEFIELD, WASHINGTON
approving the Rezone of Property

PREVIOUS COUNCIL ACTION TAKEN:

Council adopted Ordinance No. 1276, Eagle Ridge Development Agreement and Concomitant Rezone Agreement, on November 1, 2018. Council conducted a public hearing and 1st reading on Ordinance No. 1308, Eagle Ridge Estates Zone Change, on December 19, 2019.

SUMMARY/BACKGROUND:

In the fall of 2018, the City of Ridgefield entered into a Concomitant Agreement (Agreement) regarding PIN 215877000 and PIN 215818000 (Properties) with Troy Developer LLC (Applicant/Owner) (See City of Ridgefield Ordinance 1276 and Concomitant Rezone Agreement.)

The purpose of Ordinance No. 1308 is to implement the Council's intent to rezone the subject properties to RLD-8 consistent with the Development Agreement and Ordinance No. 1276 adopted in the fall of 2018.

BUDGET/FINANCIAL IMPACTS:

None.

RECOMMENDED ACTION OR MOTION:

Staff recommends Council adopt Ordinance No. 1308 by making the following motion:

"I move to adopt Ordinance No. 1308, Eagle Ridge Estates Zone Change, as presented."

STAFF CONTACT: Claire Lust, Associate Planner

ATTACHMENTS: Eagle Ridge Zone Change Staff Report_2nd Reading_01092020 (PDF)

ORDINANCE NO. 1308

AN ORDINANCE OF THE CITY OF RIDGEFIELD, WASHINGTON APPROVING THE REZONE OF PROPERTY

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

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

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

WHEREAS, the City entered into a Concomitant Agreement in the fall of 2018 to rezone Parcel Nos 215877000 and 215818000 ("Property") from RLD 4 to RLD-8; and

WHEREAS, the City finds that the rezone of the Property is consistent with the RUACP; and

WHEREAS, the City of Ridgefield submitted notice of the proposed amendments to the Washington State Department of Commerce on November 25, 2019, consistent with RCW 36.70A; and

WHEREAS, consistent with WAC 197-11-340(2), on October 31, 2019 the City of Ridgefield issued a Determination of Non-significance regarding the Eagle Ridge PUD application that incorporated the proposed increased density of the Ridgefield Development Code update; and,

WHEREAS, the Ridgefield City Council conducted a public hearing on the concomitant agreement on October 25, 2018 and conducted a public hearing and first reading of the rezone amendment on December 19, 2019;

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

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

Section 2. Rezone of Property. The Ridgefield City Council hereby rezones Parcel Nos 215877000 and 215818000 ("Property") from RLD 4 to RLD-8, consistent with the City's Urban Area Comprehensive Plan and Concomitant Agreement dated April 18, 2019.

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

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

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

Section 6. 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 9th DAY OF January, 2020.

Don Stose, Mayor

ATTEST/AUTHENTICATED:

Julie Ferris,
City Clerk

APPROVED AS TO FORM:

Janean Parker, City Attorney

First Reading: December 19, 2019

Second Reading/Passage: January 9, 2020

Date of Publication:

Effective Date:



COMMUNITY DEVELOPMENT DEPARTMENT

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

STAFF REPORT

Ordinance No. 1308: Eagle Ridge Zone Change

Dates	Public hearing and 1 st reading: December 19, 2019 2 nd reading staff report: December 30, 2019 2 nd reading and adoption: January 9, 2020
Proposal	Zoning map amendment: Rezone land designated Residential Low Density RLD-4 to Residential Low Density RLD-8 consistent with the adopted Ridgefield Comprehensive Plan 'Residential/Urban Low' designation and RDC 18.200.010 and 18.200.030 and with an adopted Development Agreement
Location	2361 S Hillhurst Rd / Ridgefield, WA 98642; #82 of Sec 29 T4N R1E WM, 5.A, Assessor's PIN 215877000, 5 acres AND 2363 S. Hillhurst Rd / Ridgefield, WA 98642; #23 Sec 29 T4N R1E WM 5.A, Assessor's PIN 215818000
Property Owner/ Applicant	Troy Developers, LLC and Urban NW Homes LLC, 1004 W 13 th St, Ste 240 / Vancouver, WA 98660. Contact: Troy Johns, 360.600.4425, troy@urbannw.com
Review Type	Type IV Legislative Amendment
Applicable Criteria	RDC 18.200 - Establishment of zoning districts and maps; RDC 18.210- Residential low-density districts (RLD-4, RLD-6 and RLD-8); RDC 18.310.090 Type IV procedure - legislative decision; RDC 18.310.150 - Development Agreements; RDC 18.320 - Amendments; RDC 18.810 - Environmental standards (SEPA)
Staff Contact	Louisa Garbo, Community Development Director
Recommendation	Adopt proposed RLD-8 zoning map amendment

I. Purpose of Request

Implement the Council's intent to rezone the subject properties to RLD-8 consistent with the Development Agreement and Ordinance 1276 adopted in the fall of 2018.

II. Previous Council Action

Council adopted Ordinance No. 1276, Eagle Ridge Development Agreement and Concomitant Rezone Agreement, on November 1, 2018. Council conducted a public hearing and 1st reading on Ordinance No. 1308, Eagle Ridge Estates Zone Change, on December 19, 2019.

III. Background Information

In the fall of 2018, the City of Ridgefield entered into a Concomitant Agreement (Agreement) regarding PIN 215877000 and PIN 215818000 (Properties) with Troy Developer LLC (Applicant/Owner) (See City of Ridgefield Ordinance 1276 and Concomitant Rezone Agreement.) The relevant terms of the Agreement are:

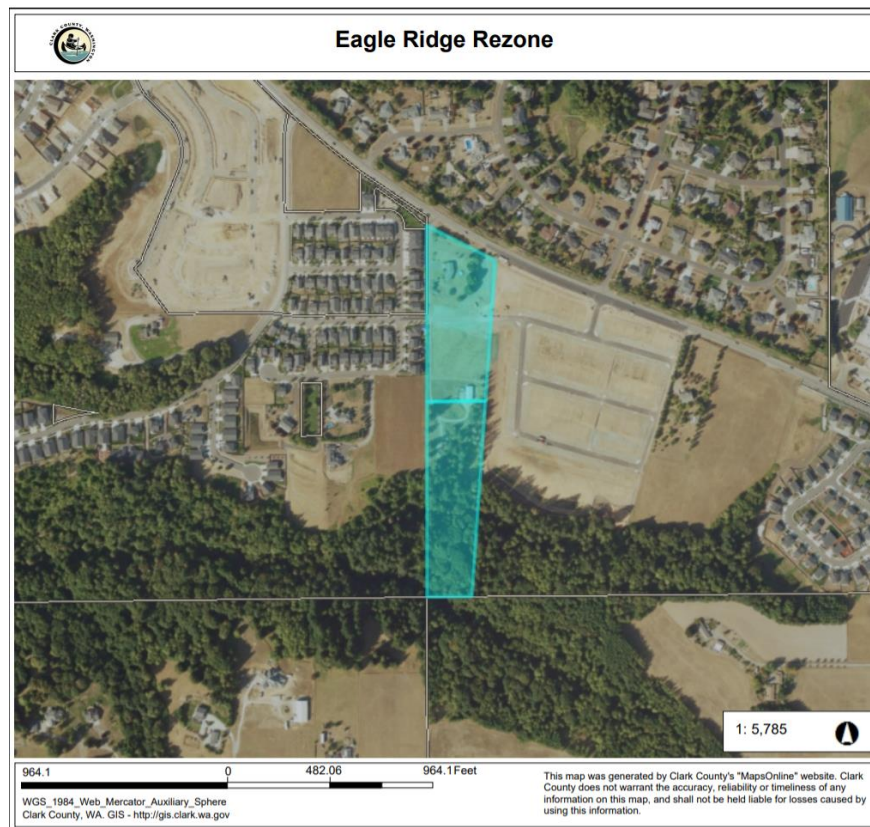
1. Land Use Zone Designation. The City agreed to rezone Properties from RLD-4 to RLD-8 and to govern the development of the Properties under RLD-8 standards. The lots along Hillhurst will be larger than the lots in the interior of the development.

2. Dedication of Open Space. Troy Developers will dedicate approximately 5 total acres of open space on the Properties. Approximately four (4) acres of open space will be designated on Parcel No. 215818000, and approximately one (1.5) acres of open space will be designated on Parcel No. 215877000. Within twelve (12) months of the Effective Date of the Agreement, Troy Developers agreed to record an Amended Plat Map for the Properties providing for the dedication and management of the open space.

3. National Green Building Standard. Troy Developers will build all homes on the Properties to the National Green Building Standard.

IIV. Location Map

Subject Properties (Properties highlighted in light blue) Abutting lands are Urban Low Density Residential except for Columbia Hills which is designated Medium Density Residential.



V. Discussion

On February 5, 2019 Troy Developers LLC submitted a land use application for Preliminary Subdivision and PUD to create 23 single family residential lots. (See PLZ-19-0010 through PLZ-19-0013) The Ridgefield Hearing Examiner will conduct a public hearing on the Eagle Ridge Preliminary PUD on January 21, 2019.

Prior to processing the land use application and prior to the rezoning the properties, the City placed the land use application on hold until the Applicant/Owner signed and recorded the Agreement and the provided

evidence of ownership of both Properties. Thereafter, the City initiated the mandatory public process required to amend the official Ridgefield Zoning Map. The City:

- Issued a SEPA DNS for the Eagle Ridge Preliminary PUD (ECY file # 201906238),
- Requested Expedited Review (granted) from the WA Department of Commerce as required under RCW 36.70A.016,
- Published notice in the Columbian of the City Council hearings on the zoning map amendment.

VI. Findings

The City considers amendments to the official Zoning Map under RDC 18.320, Amendments. The approval criteria for amending the Zoning Map are described in RDC 18.320.050.A-D:

A. *Zoning district map amendments shall be consistent with the RUACP map. Where the proposed amendment is not consistent with the RUACP map, the petitioner shall also file a petition to amend the RUACP map. Amendments to zoning district maps or text must be consistent with the goals and policies of the RUACP.*

Staff Finding

The Properties have an Urban Low Density Residential (UL) Comprehensive Plan land use designation. RLD-8 zoning is one of the three low density residential zoning districts provided for under the UL land use designation. Staff concludes that the proposed rezone from RLD-4 to RLD-8 is consistent with the UL Comprehensive Plan land use designation.

B. *Amendments to this title or to the RUACP must be consistent with the concurrency requirements of the CFP and shall not result in level-of-service deficiency for any capital facility or service identified in the CFP.*

Staff Finding

The applicable Capital Facilities Plans (CFPs) – Transportation, Parks and Recreation, and Public Utilities – anticipated development of the subject Properties at an UL density. The proposed zoning map amendment is consistent with the UL land use designation and the impacts anticipated in the applicable CPFs.

C. *If the petition necessitates a RUACP text or a CFP project amendment, the applicant shall demonstrate that changed circumstances affecting the public health, safety, and general welfare justifies the amendment.*

Staff Finding

The proposed zoning map amendment will not necessitate a change in the adopted RUACP text or a CFRP project.

D. *The city shall not approve any amendment petition which is contrary to state or federal law.*

Staff Finding

As described above the City has fulfilled its obligation under SEPA (RCW 43.21c) and RCW 36.70A (Growth Management Act). Staff is not aware that the proposal is inconsistent with any applicable federal law or regulation.

VII. Recommendation

After review and consideration of the Agreement, applicable state law, and RDC approval criteria, The Community Development Department recommends the City Council **APPROVE** the request to rezone the Properties, parcels 215877000 and 215818000, to RLD-8 consistent with the terms of the Agreement.

Signed:



Louisa Garbo, Community Development Director

Date: December 30, 2019

Attachment: Eagle Ridge Zone Change Staff Report_2nd Reading_01092020 (Eagle Ridge Estates Zone Change)

CITY OF RIDGEFIELD REQUEST FOR COUNCIL ACTION

MEETING DATE: January 09, 2020

ITEM:

AGENDA ITEM TITLE: A Resolution Accepting/Rejecting/Geographically Modifying a Notice of Intent to Annex Approximately 10 Acres Identified as the Fell Annexation Area Located in the Gee Creek Plateau Subarea Adjacent to the Border of the City of Ridgefield

GOVERNING LEGISLATION:

RCW 35A.14, Annexation by Code Cities

PREVIOUS COUNCIL ACTION TAKEN:

None.

SUMMARY/BACKGROUND:

Diana Fell and Sean Fell own the subject parcels with Assessor's #215859000 and #215854000. The Fell property is within the Ridgefield Urban Growth Area (UGA). The Fell property is contiguous with the Ridgefield city limits to the west. Therefore, the property is eligible for annexation. The property information is as follows:

Property owner: Fell Sean C & Fell Diana J

Legal: #64 S29 T4N R1E WM, Assessor's #215859000; #59 S29 T4N R1E WM, Assessor's #215854000

Area: 10 acres

2019 assessed property value: \$772,901.00

The current Clark County zoning of the property is Single-Family Residential (R1-10), with the Urban Holding – 10 (UH-10) overlay. The 2016 Ridgefield Urban Area Comprehensive Plan designation is Urban Low Density Residential (UL). RDC 18.210.015.B states that the RLD-4, RLD-6, and RLD-8 zoning districts shall implement the UL comprehensive plan designation.

Per the Gee Creek Plateau Subarea Plan, the future City of Ridgefield zoning for the property is Residential Low Density – 6 (RLD-6). The Gee Creek Plateau Subarea Concept Plan shows an Open Space overlay on the majority of the property, as well as an Open Space/Park zoning designation in the northeast corner. The proposed future Gee Creek Trail alignment is also shown across the northeast corner of the site.

Per the applicant's introductory statement and application materials, there are no immediate plans to develop the property. The applicant does intend to establish an access easement across the eastern twenty feet of the northern parcel (#215859000) granting access to the southern parcel (#215854000). Access and environmental challenges exist on the property that will need to be addressed prior to any future development.

The direct petition method of annexation (RCW 35A.14.120-150) requires that owners of 10% or more of the land value of the proposed annexation area must sign the Notice of Intent to Annex. Road values are not included in this calculation. Diana Fell and Sean Fell own 100% of the land value of the property proposed for annexation, exceeding the 10% threshold of the

Notice of Intent to Annex.

BUDGET/FINANCIAL IMPACTS:

None.

RECOMMENDED ACTION OR MOTION:

“I move to accept Resolution 569 as presented.”

STAFF CONTACT:

Claire Lust, Associate Planner

ATTACHMENTS:

PLZ-19-0140 Fell Intent to Annex_Staff Report_01092020 (PDF)

Resolution No.569**A RESOLUTION ACCEPTING/REJECTING/GEOGRAPHICALLY MODIFYING A NOTICE OF INTENT TO ANNEX APPROXIMATELY 10 ACRES IDENTIFIED AS THE FELL ANNEXATION AREA LOCATED IN THE GEE CREEK PLATEAU SUBAREA ADJACENT TO THE BORDER OF THE CITY OF RIDGEFIELD**

WHEREAS, a Notice of Intent to Annex was filed with the City of Ridgefield on November 20, 2019 containing signatures representing owners of 10 percent of the assessed valuation of the property in accordance with §35A.14.120 of the Revised Code of Washington; and

WHEREAS, the City Council of the City of Ridgefield has considered a Notice of Intent and 10% petition to annex approximately 10 acres in the Gee Creek Plateau Subarea consisting of Clark County Assessor's Parcel No. 215859 located at 2557 S 15th Street and Clark County Assessor's Parcel No. 215854000 (referred to as the Fell annexation area) into the City of Ridgefield; and

WHEREAS, the Fell annexation area is designated Urban Low (UL) in the Ridgefield Urban Area Comprehensive Plan; and

WHEREAS, RDC 18.210.015.B states that the city shall follow the RUACP comprehensive plan map to designate low density residential zones, and the Residential Low Density (RLD-4, RLD-6, and RLD-8) zoning districts shall implements the residential/urban low (UL) comprehensive plan designation; and

WHEREAS, the City Council adopted the Gee Creek Plateau Subarea Plan with Ordinance No. 1252 on December 7, 2017; and

WHEREAS, the Gee Creek Plateau Subarea Plan designates the future City of Ridgefield zoning on the Fell annexation area as RLD-6; and

WHEREAS, the City Council of the City of Ridgefield has reviewed said annexation request, and has considered whether to authorize the circulation of a petition for annexation, and, if so, upon what terms; and

WHEREAS, authorizing the circulation of a petition does not bind the City to approve the annexation.

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

Section 1. The City Council hereby authorizes the circulation of a petition for annexation for the Fell annexation area.

Section 2. All property within the territory hereby sought to annexed shall assume its proportionate share of the City's indebtedness existing as of the date of annexation and as modified in the future, and shall be assessed and taxed at the same rate and at the same basis as property within the City of Ridgefield.

Section 3. The annexation area is proposed to be zoned Residential Low Density 6 (RLD-6) in accordance with RDC 18.210.015, the Ridgefield Urban Area Comprehensive Plan, and the Gee Creek Plateau Subarea Plan.

ADOPTED AT THE REGULAR SESSION OF THE CITY COUNCIL OF THE CITY OF RIDGEFIELD, WASHINGTON THIS 9th DAY OF JANUARY, 2020.

CITY OF RIDGEFIELD

Don Stose, Mayor

ATTEST/AUTHENTICATED:

Julie Ferriss

City Clerk



COMMUNITY DEVELOPMENT DEPARTMENT

230 Pioneer Street | PO Box 608 | Ridgefield, WA 98642
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Fell Intent to Annex

Staff Report

File No. PLZ-19-0140

January 9, 2020

I. Basic Facts

Council date: January 9, 2020

Action requested: Fell Notice of Intent to Annex and Council determination whether to proceed with annexation.

Application date: On November 20, 2019, the City received an application for intent to annex for the Fell Property.

Applicant/Property Owner: Diana Fell. 8591 Topside Cir / Huntington Beach, CA 92646. Contact: 657.203.3500, dianagfell@gmail.com

Applicant's Representative: Jamie Howsley, Jordan Ramis, PC. 1499 SE Tech Center Pl, Ste 380 / Vancouver, WA 98683. Contact: 360.567.3900, jamie.howsley@jordanramis.com

Property Information: 2557 S 15th St / Ridgefield, WA 98642. #64 S 29 T4N R1E WM, Assessor's #215859000, 2 acres; #59 S29 T4N R1E WM, Assessor's #215854000, 8 acres.

Current Zoning: Clark County Single-Family Residential (R1-10), Urban Holding – 10 (UH-10) overlay

Gee Creek Plateau Subarea Plan Zoning: Residential Low Density – 6 (RLD-6)

Gee Creek Plateau Subarea Concept Plan: Residential Low Density – 6 (RLD-6), Open Space/Park, Open Space Overlay

Current Comprehensive Plan Designation: Urban Low Density Residential (UL)

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

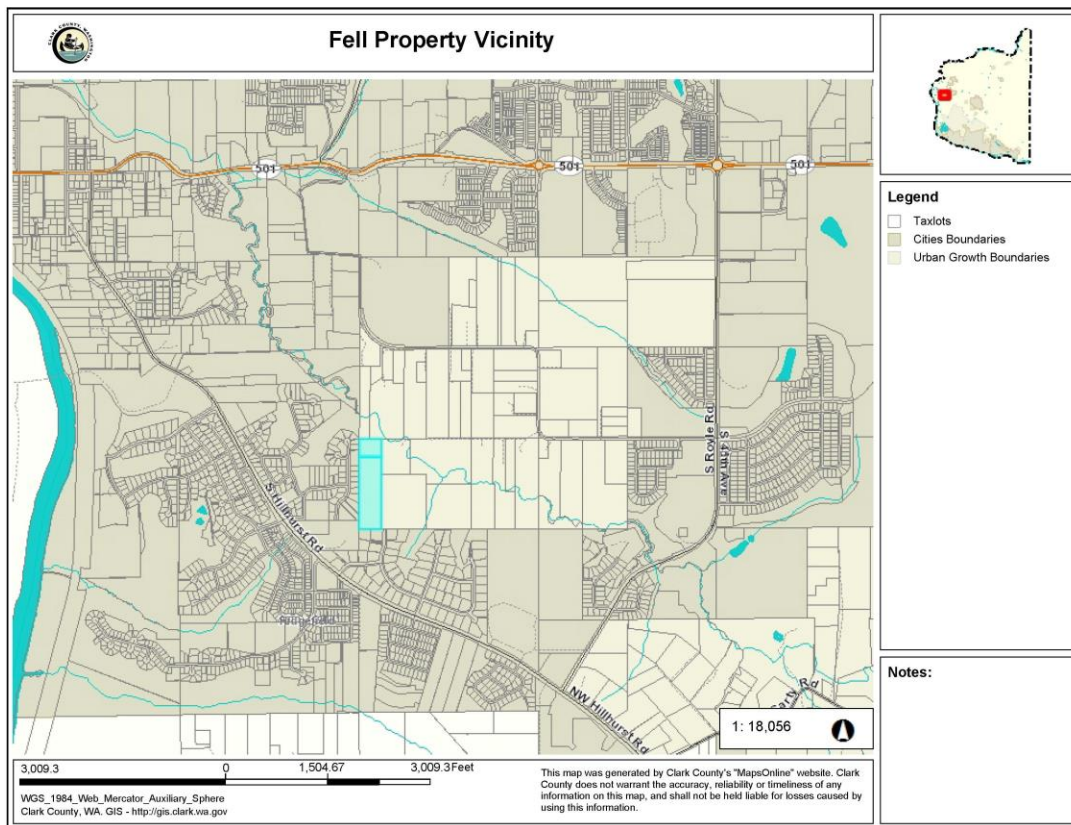
II. Documents Received

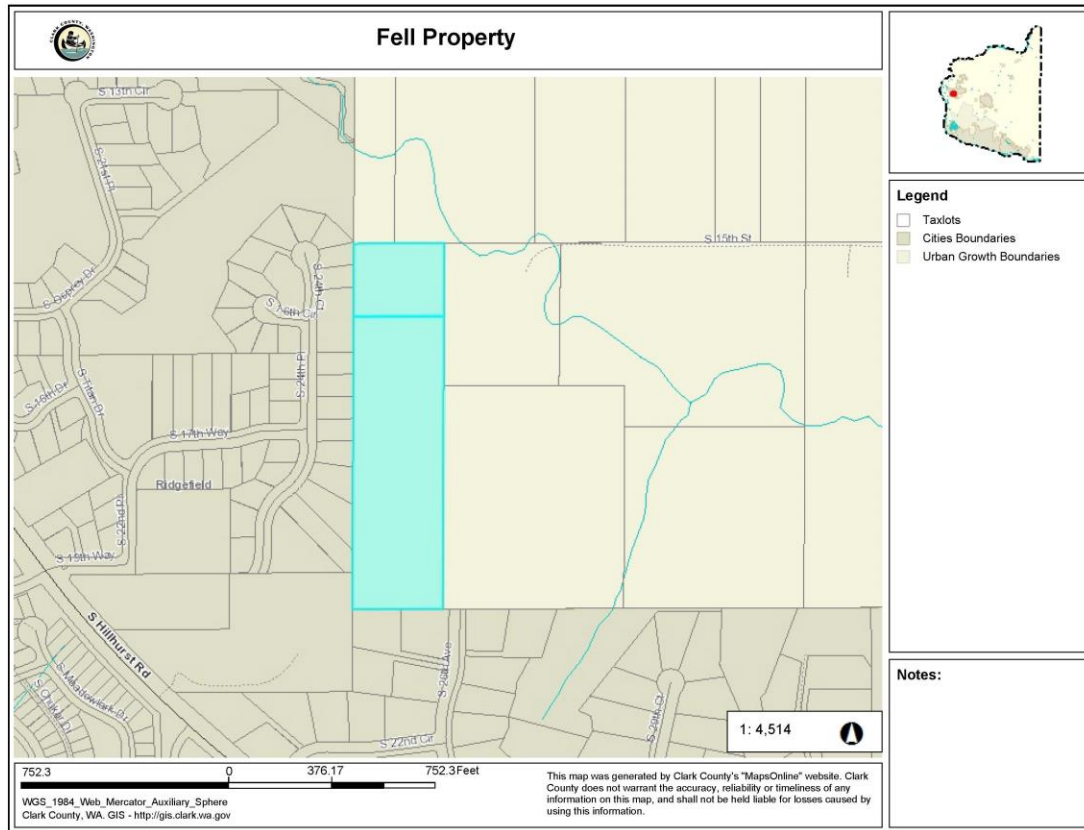
- A. Master land use application
- B. Notice of intent to annex application
- C. Declaration of intent to annex
- D. Narrative
- E. Vicinity map
- F. Legal descriptions

III. Property Information

Diana Fell and Sean Fell own the subject parcels with Assessor's #215859000 and #215854000. The Fell property is within the Ridgefield Urban Growth Area (UGA). The Fell property is contiguous with the Ridgefield city limits to the west. Therefore, the property is eligible for annexation. The property information is as follows:

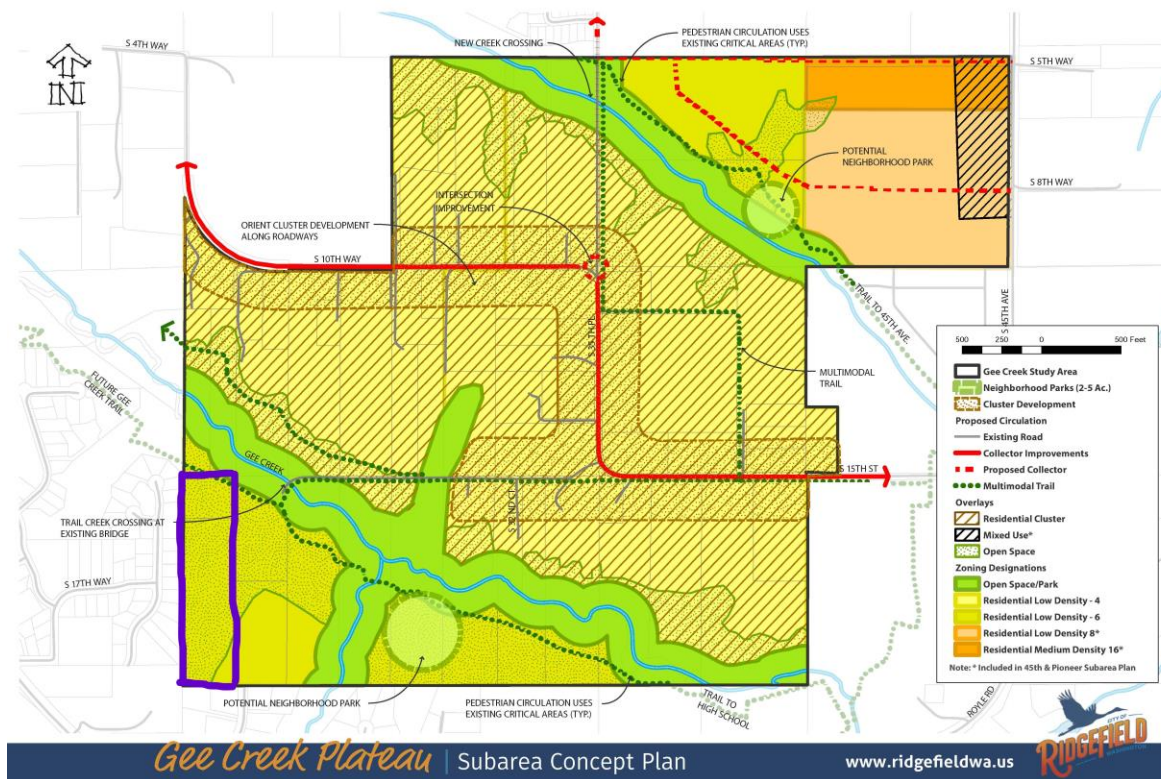
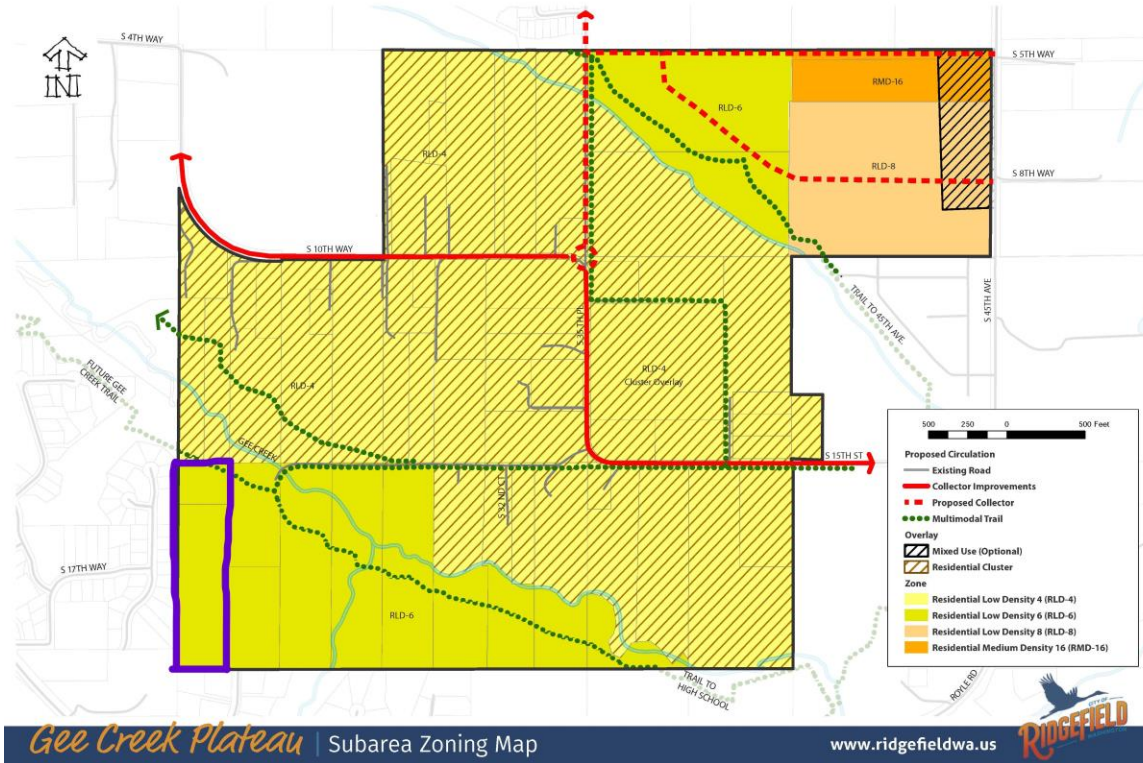
Property Owner	Legal	Square Feet	Acres	2019 Assessed Property Value	Site Address
Fell Sean C & Fell Diana J	#64 S29 T4N R1E WM, Assessor's #215859000	87,120	2	\$537,818.00	2557 S 15 th St / Ridgefield, WA 98642
Fell Sean C & Fell Diana J	#59 S29 T4N R1E WM, Assessor's #215854000	348,480	8	\$235,083.00	None
		Total: 435,600	Total: 10	Total : \$772,901.00	





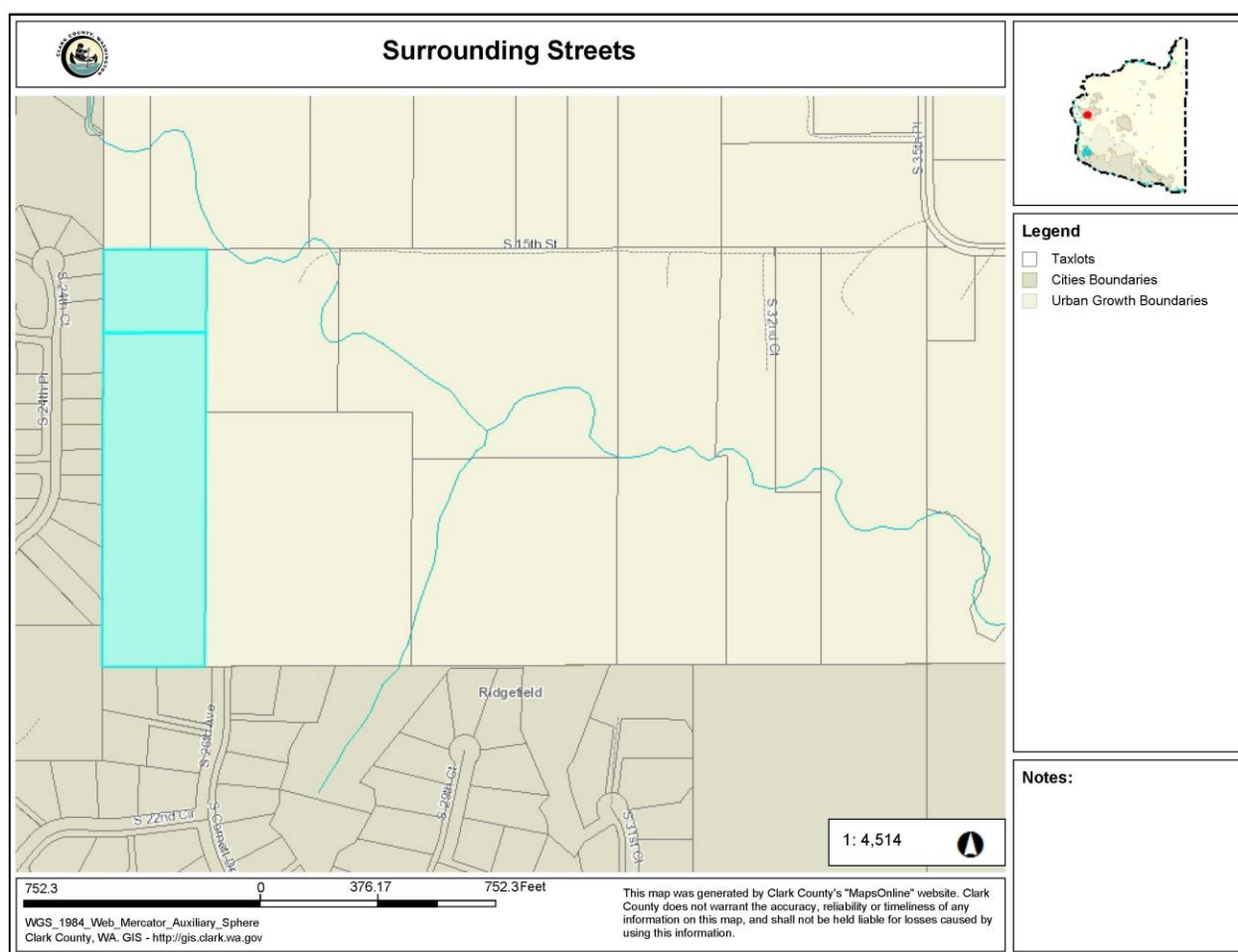
The current Clark County zoning of the property is Single-Family Residential (R1-10), with the Urban Holding - 10 (UH-10) overlay. The 2016 Ridgefield Urban Area Comprehensive Plan designation is Urban Low Density Residential (UL). RDC 18.210.015.B states that the RLD-4, RLD-6, and RLD-8 zoning districts shall implement the UL comprehensive plan designation.

Per the Gee Creek Plateau Subarea Plan, the future City of Ridgefield zoning for the property is Residential Low Density - 6 (RLD-6). The Gee Creek Plateau Subarea Concept Plan shows an Open Space overlay on the majority of the property, as well as an Open Space/Park zoning designation in the northeast corner. The proposed future Gee Creek Trail alignment is also shown across the northeast corner of the site.

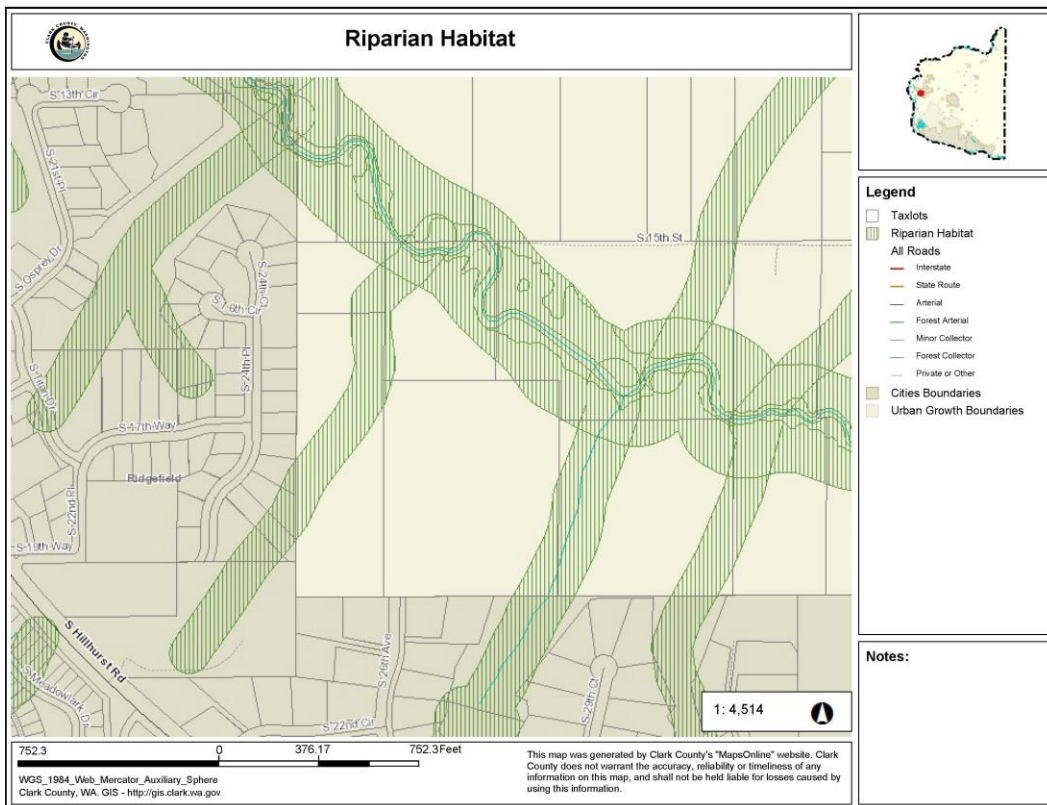
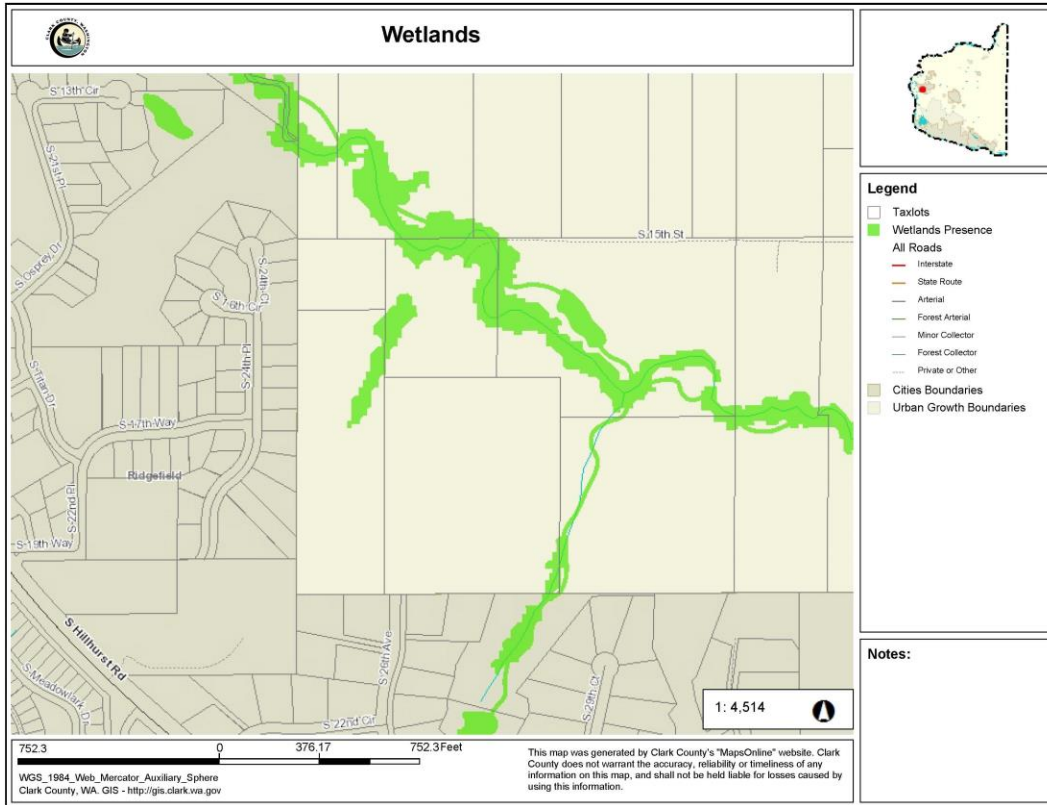


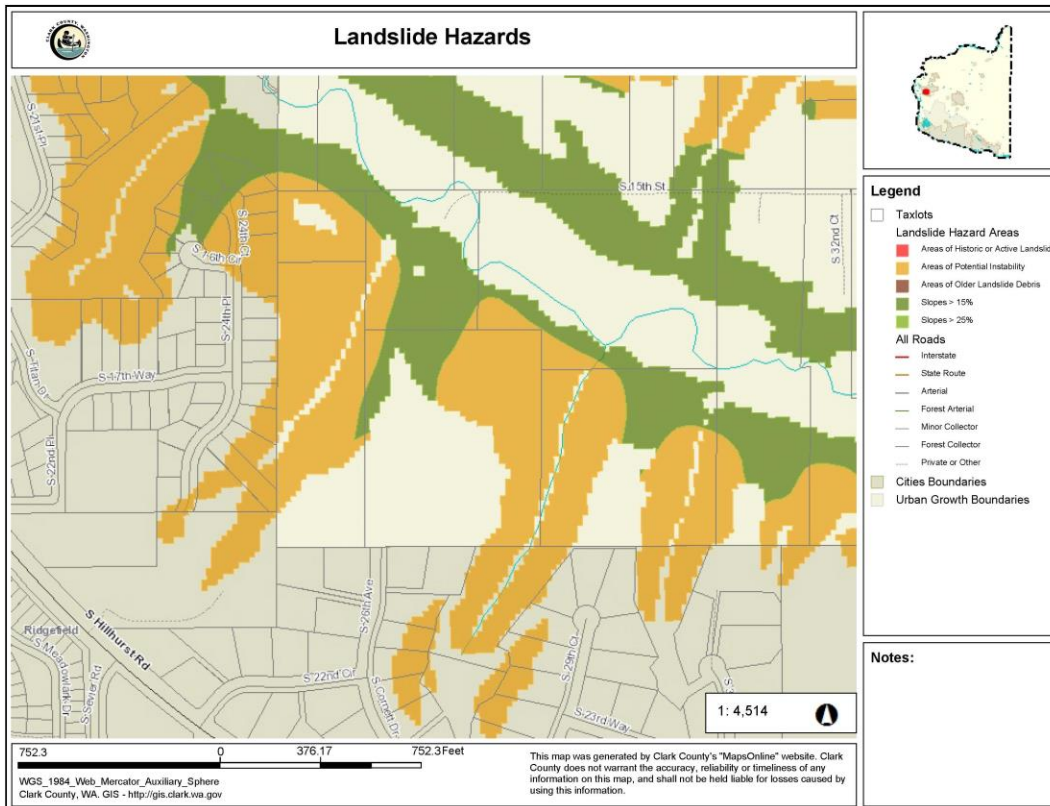
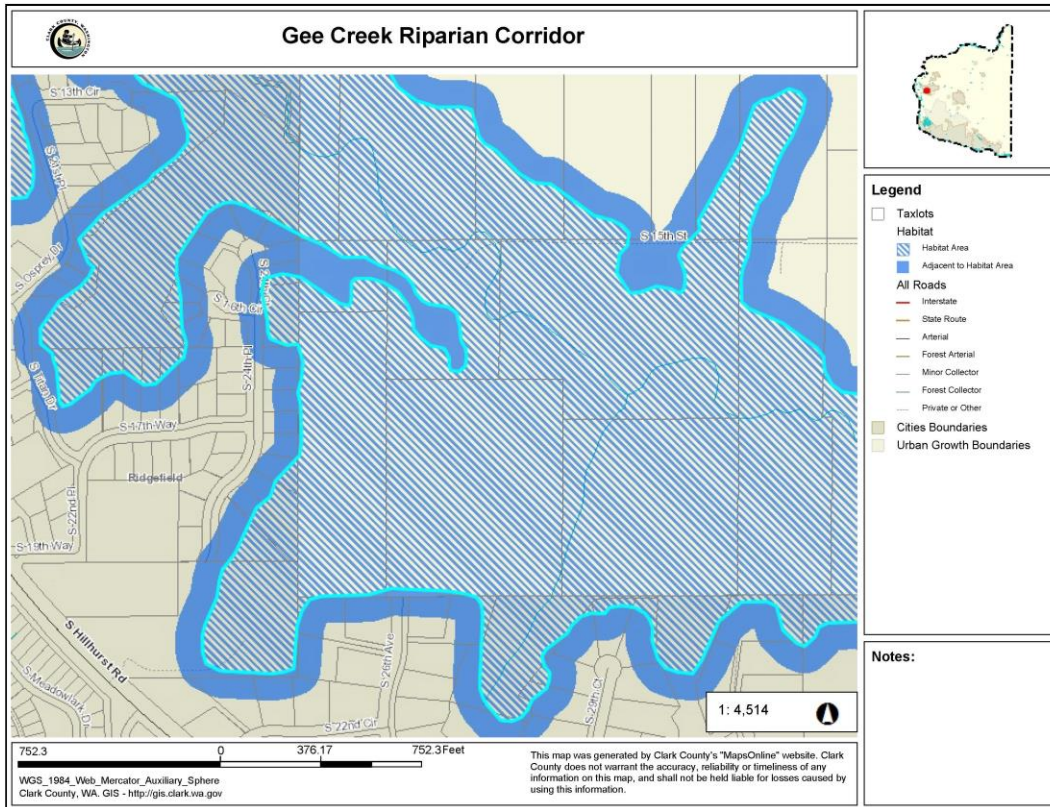
Per the applicant's introductory statement and application materials, there are no immediate plans to develop the property. The applicant does intend to establish an access easement across the eastern twenty feet of the northern parcel (#215859000) granting access to the southern parcel (#215854000). Access and environmental challenges exist on the property that will need to be addressed prior to any future development:

Access. A single-family residence and associated outbuildings are located on the northern, two-acre parcel (#215859000). A private driveway connects the buildings and property to S 15th Street, a private road. S 15th Street becomes public approximately 0.45 miles east of the Fell property. The Osprey Pointe and Cassini View subdivisions are adjacent to the western boundary of the property, and the Wishing Wells subdivisions is adjacent to the southern boundary of the property. None of these subdivisions provide street stubs accessing the subject parcels. S 26th Avenue in Wishing Wells stubs to Assessor's parcel #215839000, which is adjacent to the eastern boundary of the Fell property. No public streets directly access the property, and the City has no plans to extend public access to the site under the current Capital Facilities Plan.



Environmental challenges. According to Clark County GIS, there is a wetland on the eastern portion of the property, and an associated riparian habitat area running northeast to southwest across the property. The Gee Creek Riparian Corridor, a habitat area mapped by the Washington Department of Fish and Wildlife, covers the entire property. The northern and central portions of the property contain landslide hazards (areas of potential instability), and the northeast corner of the site has slopes greater than fifteen percent.





IV. Direct Petition Method

The direct petition method of annexation (RCW 35A.14.120-150) requires that owners of 10% or more of the land value of the proposed annexation area must sign the Notice of Intent to Annex. Road values are not included in this calculation. Diana Fell and Sean Fell own 100% of the land value of the property proposed for annexation, exceeding the 10% threshold of the Notice of Intent to Annex.

V. Procedure

At this meeting, City Council will determine:

- **Whether the city will accept, reject, or geographically modify the Fell Notice of Intent to Annex;**
- Whether the city will require the simultaneous adoption of a proposed zoning regulation, if such a proposal has been prepared and filed (as provided for in RCW 35A.14.330 and RCW 35A.14.340);
- Whether the property, if annexed, will be consistent with the 2016 Ridgefield Urban Area Comprehensive Plan (RUACP);
- Whether the property, if annexed, will be required to assume all or any portion of the city's existing general indebtedness; and
- Whether the property, if annexed, will be supported by the city's Capital Facilities Plan.

Should the Council accept the Notice of Intent to Annex, the Council authorizes the Notice of Petition to Annex to be circulated. The Petition to Annex process is:

- 60% Notice of Petition to Annex: The applicant shall secure the signatures of the property owners holding a minimum of 60% of the total value of the area proposed for annexation;
- Petition to Annex Application: The applicant shall submit a complete Petition to Annex application to the city;
 - Public Services: In the application, the applicant shall demonstrate that there are adequate public services available to serve the annexation area;
 - Survey: In the application, the applicant shall include a survey map and legal description of the entire annexation area including the adjacent half-width S Royle Road right-of-way.
- Certification of Sufficiency: The city shall send the 60% petition to Clark County for review of legal description and to obtain a Certification of Sufficiency;
- SEPA: The city shall prepare and circulate a SEPA DNS for rezoning the properties to RLD-6 consistent with the RUACP and the Gee Creek Plateau Subarea Plan;
- Council Hearing: City Council shall conduct a public hearing to determine whether the city will accept or reject the Notice of Petition to Annex;
- Ordinances: The city shall adopt an ordinance annexing certain lands, adopt a zoning ordinance for the annexed area, and forward the ordinance(s) to the Clark County Assessor's Office, State Department of Revenue, State Department of Commerce, and State Office of Financial Management; and
- Census: The City Clerk shall report population increases to census reporting agencies.

VI. Budget Impact

There is no budget impact from the City authorizing a Petition to Annex to proceed.

VII. Motion

"I move the Council accept the Fell Notice of Intent to Annex and invite the property owner to submit a Petition to Annex consistent with City procedures for annexation."

OR

"I move the Council reject the Fell Notice of Intent to Annex."

OR

"I move the Council geographically modify the Fell Notice of Intent to Annex."

Authored by:

Claire Lust, Planner

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

Signed:



Louisa Garbo, Community Development Director

January 2, 2020

Attachment: PLZ-19-0140 Fell Intent to Annex_Staff Report_01092020 (Fell Intent to Annex)

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: January 09, 2020

ITEM:

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

GOVERNING LEGISLATION:

RCW 36.70.A and RCW 58

PREVIOUS COUNCIL ACTION TAKEN:

None.

SUMMARY/BACKGROUND:

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

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

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

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

way development.

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

BUDGET/FINANCIAL IMPACTS:

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

RECOMMENDED ACTION OR MOTION:

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

STAFF CONTACT: Claire Lust, Associate Planner

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



COMMUNITY DEVELOPMENT DEPARTMENT

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

The Crossing (Ridgefield Crossing Phase 2) Final Plat

Staff Report

File No. PLZ-19-0115

January 9, 2020

I. Basic Facts

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

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

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

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

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

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

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

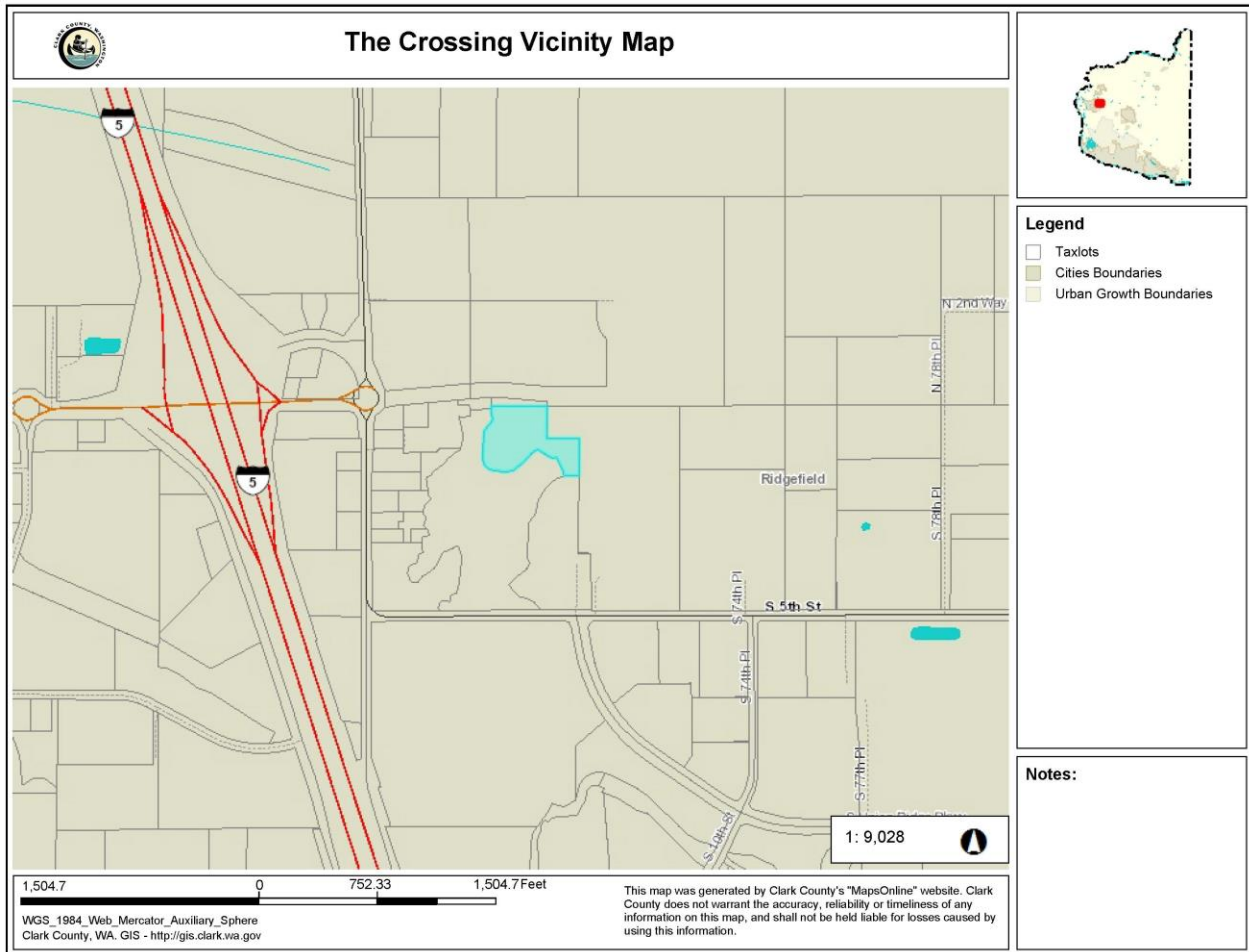
Council date: January 9, 2020

II. Documents Received

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

III. Background and Proposal

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



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

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

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

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

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

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

IV. Survey Review

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

V. Engineering Review

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

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

VI. Land Use Review

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

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

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

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

VII. Recommendation

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

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

Reviewed by:

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

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

Signed:



Louisa Garbo, Community Development Director

January 3, 2020

The Crossing Addressing

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

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

26	104
25	106
24	108
23	110
22	112

PERIMETER DESCRIPTION:

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

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

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

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

THENCE SOUTH 00°00'00" WEST, 19.29 FEET;

THENCE SOUTH 10°39'28" WEST, 11.37 FEET;

THENCE SOUTH 03°04'40" EAST, 5.48 FEET;

THENCE SOUTH 14°55'48" EAST, 29.59 FEET;

THENCE SOUTH 08°15'15" EAST, 26.11 FEET;

THENCE SOUTH 38°09'02" WEST, 49.57 FEET;

THENCE SOUTH 38°55'07" WEST, 37.38 FEET;

THENCE SOUTH 05°15'11" WEST, 50.43 FEET;

THENCE SOUTH 01°43'47" WEST, 50.62 FEET;

THENCE SOUTH 04°30'03" WEST, 69.74 FEET;

THENCE SOUTH 06°10'54" EAST, 10.01 FEET;

THENCE SOUTH 18°48'50" EAST, 40.11 FEET;

THENCE SOUTH 49°44'06" EAST, 37.65 FEET;

THENCE SOUTH 74°25'50" EAST, 9.74 FEET;

THENCE SOUTH 82°36'43" EAST, 40.33 FEET;

THENCE SOUTH 78°23'10" EAST, 48.00 FEET;

THENCE NORTH 79°40'09" EAST, 49.28 FEET;

THENCE NORTH 65°43'19" EAST, 9.49 FEET;

THENCE NORTH 52°12'32" EAST, 39.89 FEET;

THENCE NORTH 50°58'27" EAST, 40.21 FEET;

THENCE NORTH 42°41'06" EAST, 40.05 FEET;

THENCE NORTH 42°37'18" EAST, 30.01 FEET;

THENCE NORTH 53°21'51" EAST, 29.55 FEET;

THENCE NORTH 61°44'46" EAST, 13.52 FEET;

THENCE NORTH 75°47'10" EAST, 8.37 FEET;

THENCE SOUTH 56°45'24" EAST, 51.25 FEET;

THENCE SOUTH 57°41'54" EAST, 39.88 FEET;

THENCE SOUTH 69°35'02" EAST, 10.93 FEET;

THENCE SOUTH 88°15'00" EAST, 11.20 FEET;

THENCE NORTH 78°05'42" EAST, 8.25 FEET;

THENCE NORTH 79°34'48" EAST, 6.49 FEET;

THENCE SOUTH 49°47'49" EAST, 9.12 FEET;

THENCE SOUTH 27°03'00" EAST, 49.35 FEET;

THENCE SOUTH 23°11'32" EAST, 30.12 FEET;

THENCE SOUTH 18°30'01" EAST, 20.54 FEET;

THENCE SOUTH 06°48'14" EAST, 18.37 FEET TO THE SOUTHWEST CORNER OF TRACT "C";

THENCE SOUTH 89°44'24" EAST, ALONG THE SOUTH LINE OF SAID TRACT "C" 21.96 FEET;

THENCE NORTH 00°15'36" EAST, 235.67 FEET TO A POINT ON THE EAST LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO RC THREE, LLC, BY DEED RECORDED UNDER AUDITORS FILE NO. 5329242 RECORDS OF CLARK COUNTY, WASHINGTON;

THENCE SOUTH 89°51'10" WEST, ALONG THE EAST LINE OF SAID RC THREE, LLC, 131.85 FEET TO AN ANGLE POINT THEREIN;

THENCE NORTH 01°14'27" EAST, ALONG THE EAST LINE OF SAID RC THREE, LLC, 208.04 FEET TO NORTHEAST CORNER THEREOF;

THENCE NORTH 00°34'10" WEST, 23.26 FEET ALONG THE FUTURE RIGHT-OF-WAY LINE OF PIONEER STREET;

THENCE NORTH 86°00'39" WEST, ALONG SAID FUTURE RIGHT-OF-WAY LINE OF PIONEER STREET, 58.33 FEET;

THENCE NORTH 84°30'17" WEST, ALONG SAID FUTURE RIGHT-OF-WAY LINE OF PIONEER STREET, 198.30 FEET;

THENCE ALONG SAID NORTH LINE AND SAID FUTURE RIGHT-OF-WAY LINE ALONG THE ARC OF A 925.31 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 05°58'33" FOR AN ARC DISTANCE OF 96.51 FEET, THE LONG CHORD WHICH BEARS NORTH 87°29'33" WEST, 96.46 FEET;

THENCE SOUTH 00°00'00" WEST, 49.46 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 3.959 ACRES MORE OR LESS.

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

NOTES:

- THE FOLLOWING PUBLIC ROADS ARE DEDICATED TO THE CITY OF RIDGEFIELD WITH THIS PLAT S. 67TH AVENUE AND S. 67TH COURT.
- IMPACT FEES AND SYSTEM DEVELOPMENT CHARGES SHALL BE ASSESSED BASED ON FEE SCHEDULES IN EFFECT AT THE TIME OF BUILDING PERMIT ISSUANCE.
- CITY OF RIDGEFIELD FINAL PLAT NUMBER "PLZ-19-0115"
- PARKING SPACES 1, 2 AND 3 ARE TO BE OWNED AND MAINTAINED BY THE RIDGEFIELD CROSSING PHASE 2 HOME OWNERS ASSOCIATION (HOA). EACH PARKING SPACE CONTAINS 3 PARKING SPACES.
- ANY MODIFICATION TO PROPERTY LINE SETBACKS MAY BE PROCESSED THROUGH AN ADMINISTRATIVE ADJUSTMENT OR A VARIANCE AS REFERENCED IN THE CITY OF RIDGEFIELD DEVELOPMENT CODE AS AN ALTERNATIVE TO A RE-PLAT PROCESS.
- TRACTS "K", "L" AND "M" ARE OPEN SPACE AREAS TO BE OWNED AND MAINTAINED BY THE THE CROSSING HOME OWNERS ASSOCIATION (HOA).
- PURSUANT TO RCW 27.53.060 IT IS UNLAWFUL TO REMOVE OR ALTER ANY ARCHAEOLOGICAL RESOURCE OR SITE WITHOUT HAVING OBTAINED A WRITTEN PERMIT FROM THE WASHINGTON STATE OFFICE OF ARCHAEOLOGY AND HISTORIC PRESERVATION; UPON ANY DISCOVERY OF POTENTIAL OR KNOWN ARCHAEOLOGICAL RESOURCES AT THE SUBJECT SITE PRIOR TO OR DURING ON-SITE CONSTRUCTION, THE DEVELOPER, CONTRACTOR, AND/OR ANY OTHER PARTIES INVOLVED IN THE CONSTRUCTION SHALL IMMEDIATELY CEASE ALL ON-SITE CONSTRUCTION, SHALL ACT TO PROTECT THE POTENTIAL OR KNOWN HISTORICAL AND CULTURAL RESOURCES AREA FROM OUTSIDE INTRUSION AND SHALL NOTIFY, WITHIN A MAXIMUM PERIOD OF TWENTY-FOUR DAYS FROM THE TIME OF DISCOVERY, THE CITY OF RIDGEFIELD COMMUNITY DEVELOPMENT.
- 15' PRIVATE STORM EASEMENT WITH INSPECTION EASEMENT GRANTED TO THE CITY OF RIDGEFIELD WITH THIS PLAT.
- 15' SANITARY SEWER EASEMENT DEDICATED TO CLARK REGIONAL WASTEWATER DISTRICT WITH THIS PLAT.
- 5' WATER METER EASEMENT DEDICATED TO THE CITY OF RIDGEFIELD WITH THIS PLAT.
- PRIVATE ROAD "A" IS A 20.00 FOOT INGRESS, EGRESS AND UTILITY EASEMENT FOR THE BENEFIT OF LOT 11, 12, 13 AND 14 TO BE OWNED AND MAINTAINED BY LOTS 11, 12, 13 AND 14 EQUALLY.
- PRIVATE ROAD "B" IS A 20.00 FOOT INGRESS, EGRESS AND UTILITY EASEMENT FOR THE BENEFIT OF LOTS 15, 16 17 AND STORM TRACT B TO BE OWNED AND MAINTAINED BY LOT 15, 16 AND 17 AND THE HOMEOWNERS ASSOCIATION (H.O.A.) EQUALLY WITH AN ACCESS AND INSPECTION EASEMENT GRANTED TO THE CITY OF RIDGEFIELD FOR THE PRIVATE STORM FACILITY "B" .
- PRIVATE ROAD "C" IS A 24.00 FOOT INGRESS, EGRESS AND UTILITY EASEMENT FOR THE BENEFIT OF LOTS 22, 23 AND 24 TO BE OWNED AND MAINTAINED BY LOTS 22, 23 AND 24 EQUALLY.
- STORM FACILITY "B" IS TO BE OWNED AND MAINTAINED BY THE "THE CROSSING" HOMEOWNERS ASSOCIATION (H.O.A.)
- TRACT "C" IS TO BE RETAINED BY DEVELOPER FOR FUTURE DEVELOPMENT PER FINAL ORDER IN PLZ-19-0092, DATED AUGUST 27,2019.
- ARCHITECTURAL DESIGN APPROVAL FROM THE CITY OF RIDGEFIELD IS REQUIRED FOR ALL SINGLE-FAMILY HOMES. IT IS THE RESPONSIBILITY OF THE DEVELOPER/BUILDER TO OBTAIN DESIGN APPROVAL FOR EACH HOME, INCLUDING MODEL HOMES, PRIOR TO THE SALE OR ADVERTISEMENT FOR SALE OF THE HOME.
- ALL BUILDING OR STRUCTURES REQUIRING A BUILDING PERMIT SHALL INDICATE COMPLIANCE WITH THE FOLLOWING LOT DIMENSIONAL STANDARDS OF 18.235.060.F

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

DEED REFERENCE:

GRANTOR: CLARK COMMUNITY COLLEGE
GRANTEE: RC THREE, LLC
AFN: 5622925 BLA
DATED: 7-02-2019

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

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

UTILITY AND SIDEWALK EASEMENT:

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

ACKNOWLEDGMENT:

STATE OF WASHINGTON
COUNTY OF CLARK

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

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

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

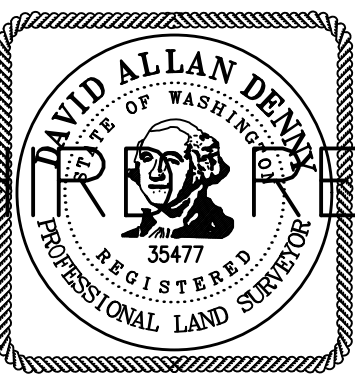
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING IN _____

MY COMMISSION EXPIRES _____

SURVEY REFERENCES:

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

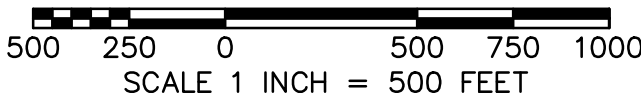


LEGEND:



INDICATES MONUMENT FOUND AS NOTED

() INDICATES RECORD DATA



THE CROSSING

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

CITY PUBLIC WORKS DIRECTOR

CITY PUBLIC WORKS DIRECTOR _____ DATE _____

CITY COMMUNITY DEVELOPMENT DIRECTOR

CITY COMMUNITY DEVELOPMENT DIRECTOR _____ DATE _____

CITY ENGINEER:

CITY OF RIDGEFIELD ENGINEER _____ DATE _____

CITY MAYOR:

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

MAYOR, CITY OF RIDGEFIELD

ATTESTED BY: _____
CITY CLERK

ASSESSOR:

THIS PLAT MEETS THE REQUIREMENTS OF RCW 58.17.170, LAWS OF WASHINGTON, 1981,
TO BE KNOWN AS _____ THE CROSSING

COUNTY ASSESSOR _____ DATE _____

AUDITOR'S CERTIFICATE:

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

CLARK COUNTY AUDITOR _____

AUDITOR'S FILE NUMBER _____

SURVEYOR'S CERTIFICATE:

I, DAVID A. DENNY, A PROFESSIONAL SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT OF "THE CROSSING" IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 1 EAST, WILLAMETTE MERIDIAN; THAT THE DISTANCES, COURSES, AND ANGLES ARE SHOWN THEREON CORRECTLY AND THAT MONUMENTS AND LOT CORNERS HAVE BEEN SET ON THE GROUND AS SHOWN ON THE PLAT.

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

DEDICATION:

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

OWNER: _____

SIGNED _____ DATE _____

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

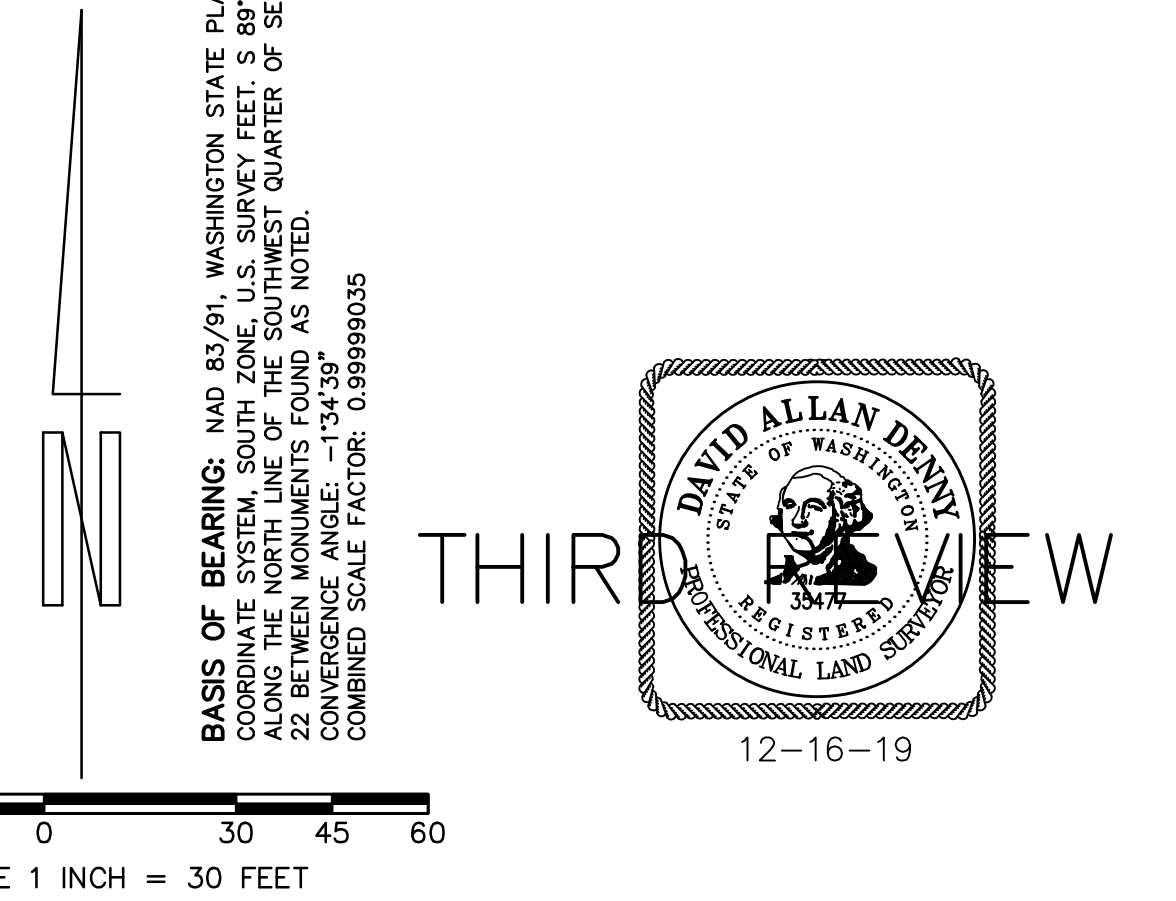
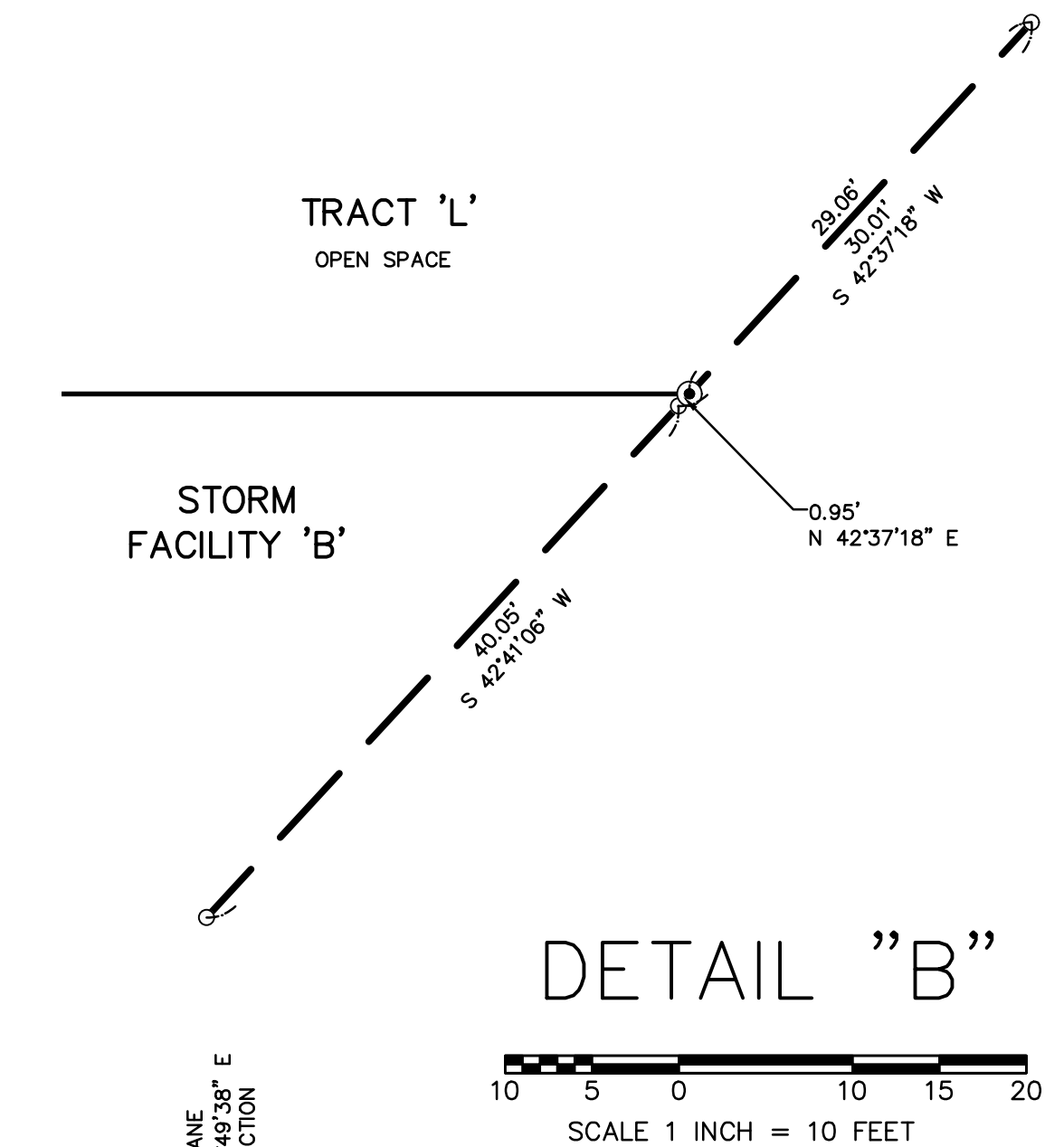
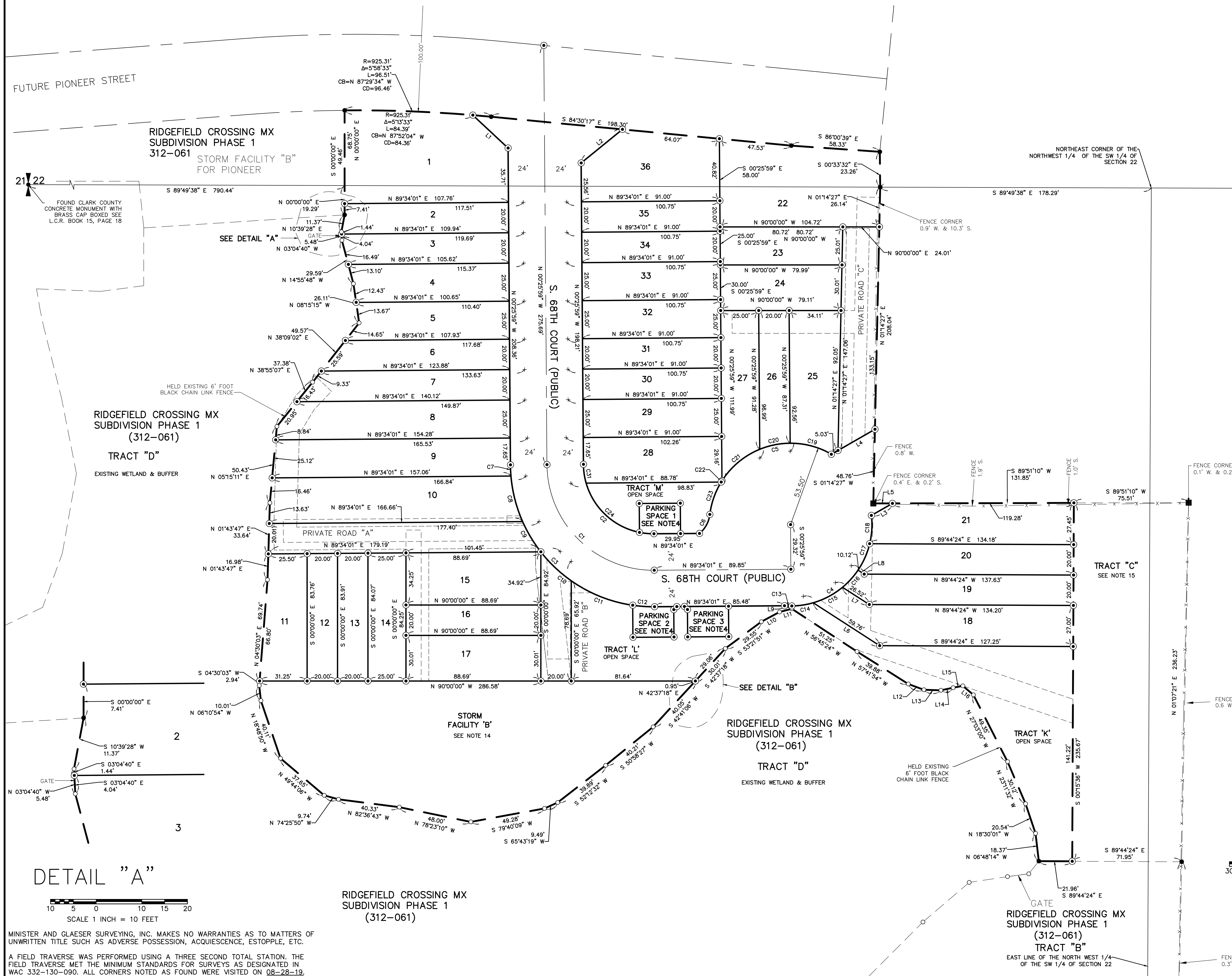
JOB NO. 19-314
DATE: 10-08-19
CALC BY: DAD
DRAWN BY: AAD
CHECKED BY: DAD
FILE: 19-314-PLAT

THE CROSSING

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IN A PORTION OF TRACT "C" OF RIDGEFIELD
CROSSING MX SUBDIVISION PHASE 1 (312-061)
IN A PORTION OF THE
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THE NW 1/4 OF SECTION 22
T. 4 N., R. 1 E., W.M.
CITY OF RIDGEFIELD
CLARK COUNTY, WASHINGTON
SHEET 2 OF 4

LEGEND:

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



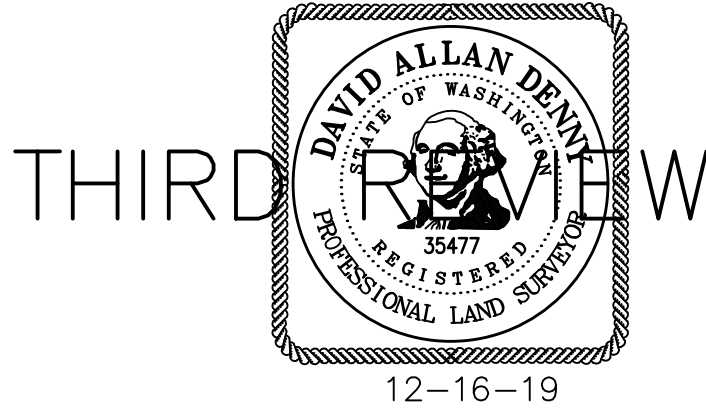
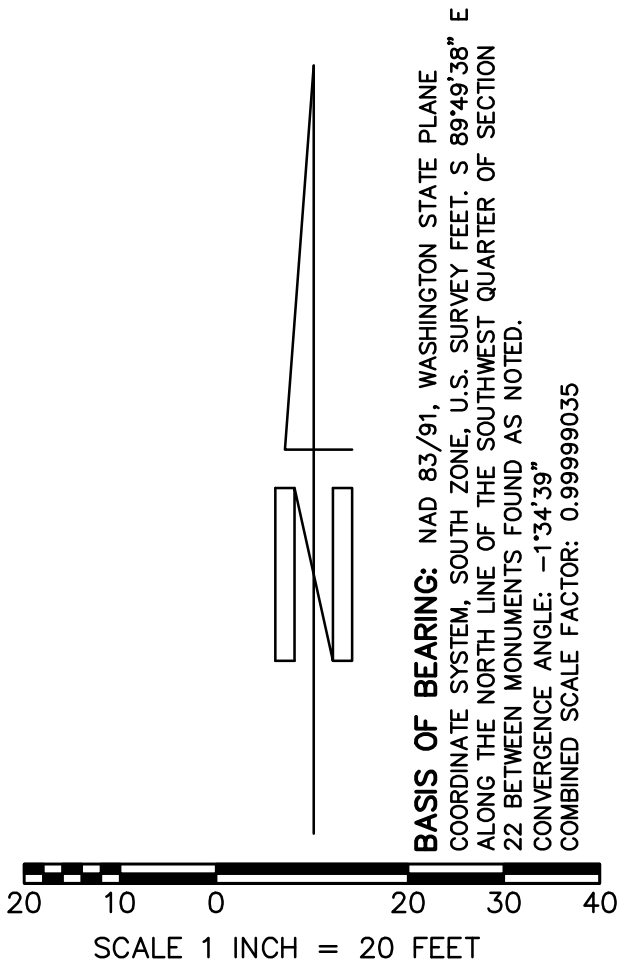
MINISTER-GLAESER
SURVEYING INC.
2200 E. EVERGREEN BLVD.
VANCOUVER, WA 98661
(360) 694-3313

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SHEET 3 OF 4

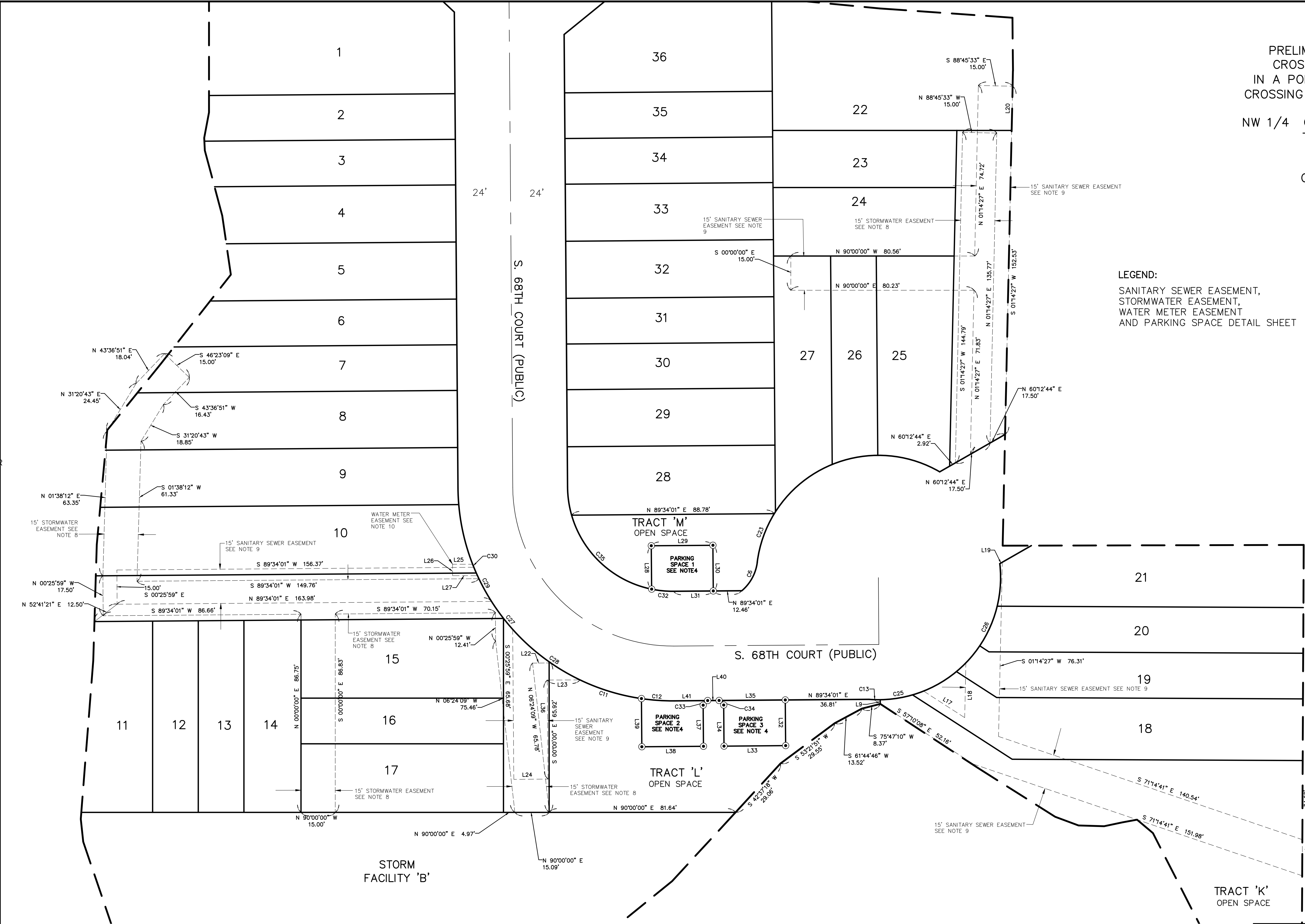
LEGEND:
SANITARY SEWER EASEMENT,
STORMWATER EASEMENT,
WATER METER EASEMENT
AND PARKING SPACE DETAIL SHEET



THIRD REVIEW

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

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CALC BY: ADD
DRAWN BY: ADD
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T. 4 N., R. 1 E., W.M.
CITY OF RIDGEFIELD
CLARK COUNTY, WASHINGTON
SHEET 4 OF 4

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

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

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

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

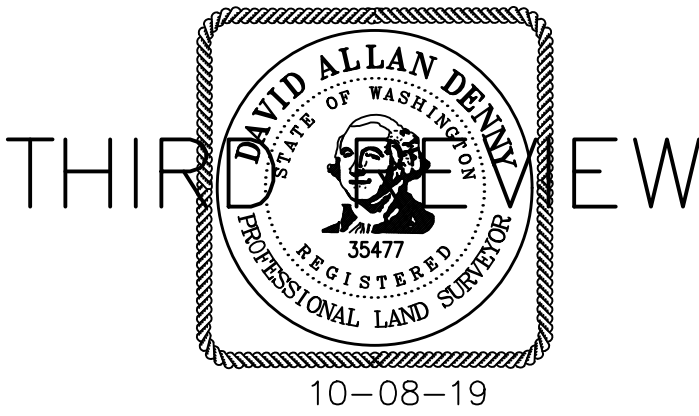
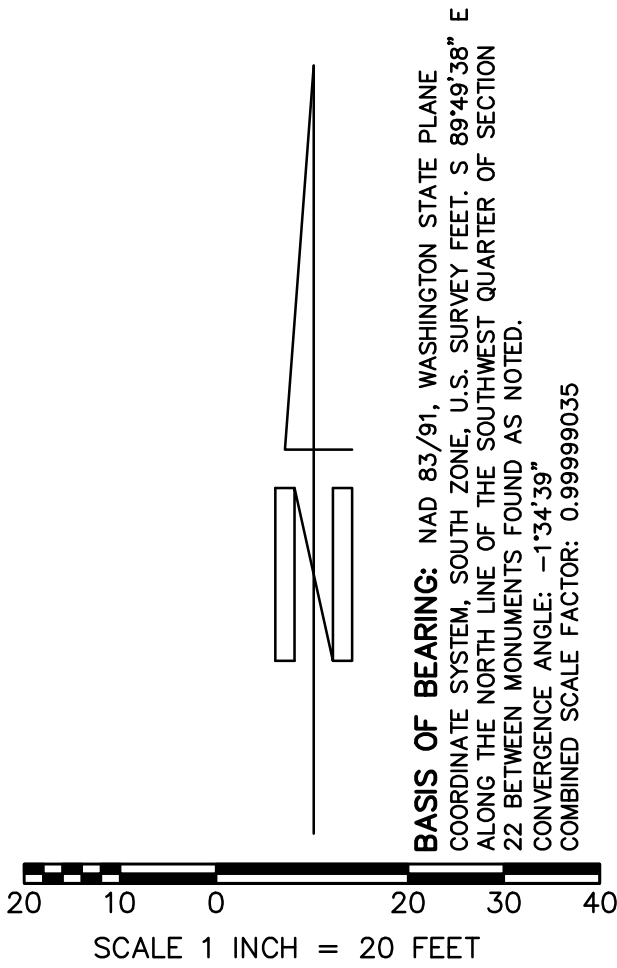
LOT SQUARE FOOTAGE TABLE

1	6153 SF	11	2346 SF
2	2171 SF	12	1677 SF
3	2162 SF	13	1680 SF
4	2569 SF	14	2104 SF
5	2534 SF	15	3067 SF
6	2319 SF	16	1774 SF
7	2639 SF	17	2662 SF
8	3731 SF	18	4207 SF
9	3889 SF	19	2907 SF
10	4836 SF	20	2753 SF

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

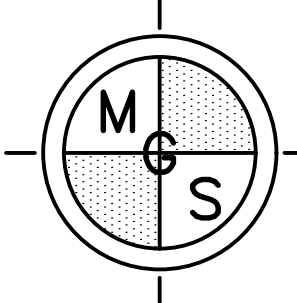
31	1820 SF
32	2275 SF
33	2275 SF
34	1820 SF
35	1820 SF
36	3808 SF

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



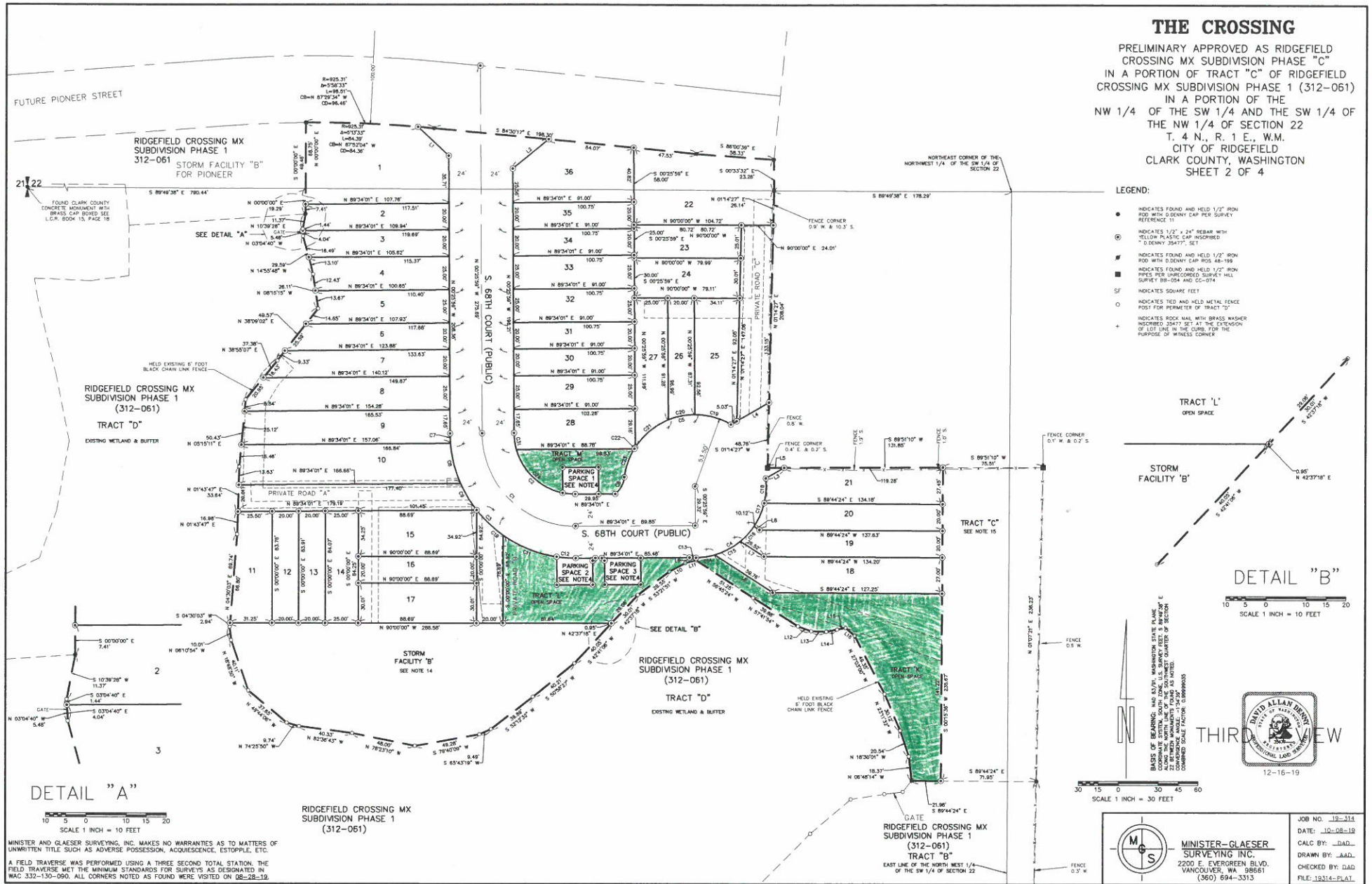
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(360) 694-3313

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



CITY OF RIDGEFIELD REQUEST FOR COUNCIL ACTION

MEETING DATE: January 09, 2020

ITEM:

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

GOVERNING LEGISLATION:

RMC 8.18.100 – Naming of Park Facilities

PREVIOUS COUNCIL ACTION TAKEN:

None

SUMMARY/BACKGROUND:

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

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

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

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

BUDGET/FINANCIAL IMPACTS:

None

RECOMMENDED ACTION OR MOTION:

Staff recommends that Council name the new park as recommended by the Parks Board. A suggested motion would be:

“I move to name the park that is a part of Pioneer Village Gretsche Community Park”

STAFF CONTACT: Bryan Kast, Public Works Director

ATTACHMENTS: Suggested Park Names (PDF)

Discovery Ridge / Pioneer Village - City Park- Suggested Names

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

CITY OF RIDGEFIELD REQUEST FOR COUNCIL ACTION

MEETING DATE: January 09, 2020

ITEM:

AGENDA ITEM TITLE: AN ORDINANCE OF THE CITY OF RIDGEFIELD, WASHINGTON Related to Land Use and Zoning Amending the Official ZONING Map, AMENDING ORDINANCE NO. 1203, AND AMENDING ORDINANCE NO. 1252 AMENDING Zoning OVERLAY for Assessor's Parcel #213784000 and Adjacent Right-Of-Way as Shown in Exhibit A.

GOVERNING LEGISLATION:

RCW 36.70A

PREVIOUS COUNCIL ACTION TAKEN:

Adoption of Ordinance Nos. 1203, 1252, 1303, 1305, 1306.

SUMMARY/BACKGROUND:

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

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

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

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

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

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

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

BUDGET/FINANCIAL IMPACTS:

None.

RECOMMENDED ACTION OR MOTION:

Staff recommends the City Council conduct the public hearing and 1st reading of Ordinance 1309.

STAFF CONTACT: Claire Lust, Associate Planner

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

ORDINANCE NO. 1309

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Amends Title 18, Chapter: 18.230, Commercial Districts.

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

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

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

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

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

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

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

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

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

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

Don Stose, Mayor

ATTEST/AUTHENTICATED:

Julie Ferris,
City Clerk

APPROVED AS TO FORM:

Janean Parker, City Attorney

First Reading: January 9, 2020

Second Reading/Passage: January 23, 2020

Date of Publication:

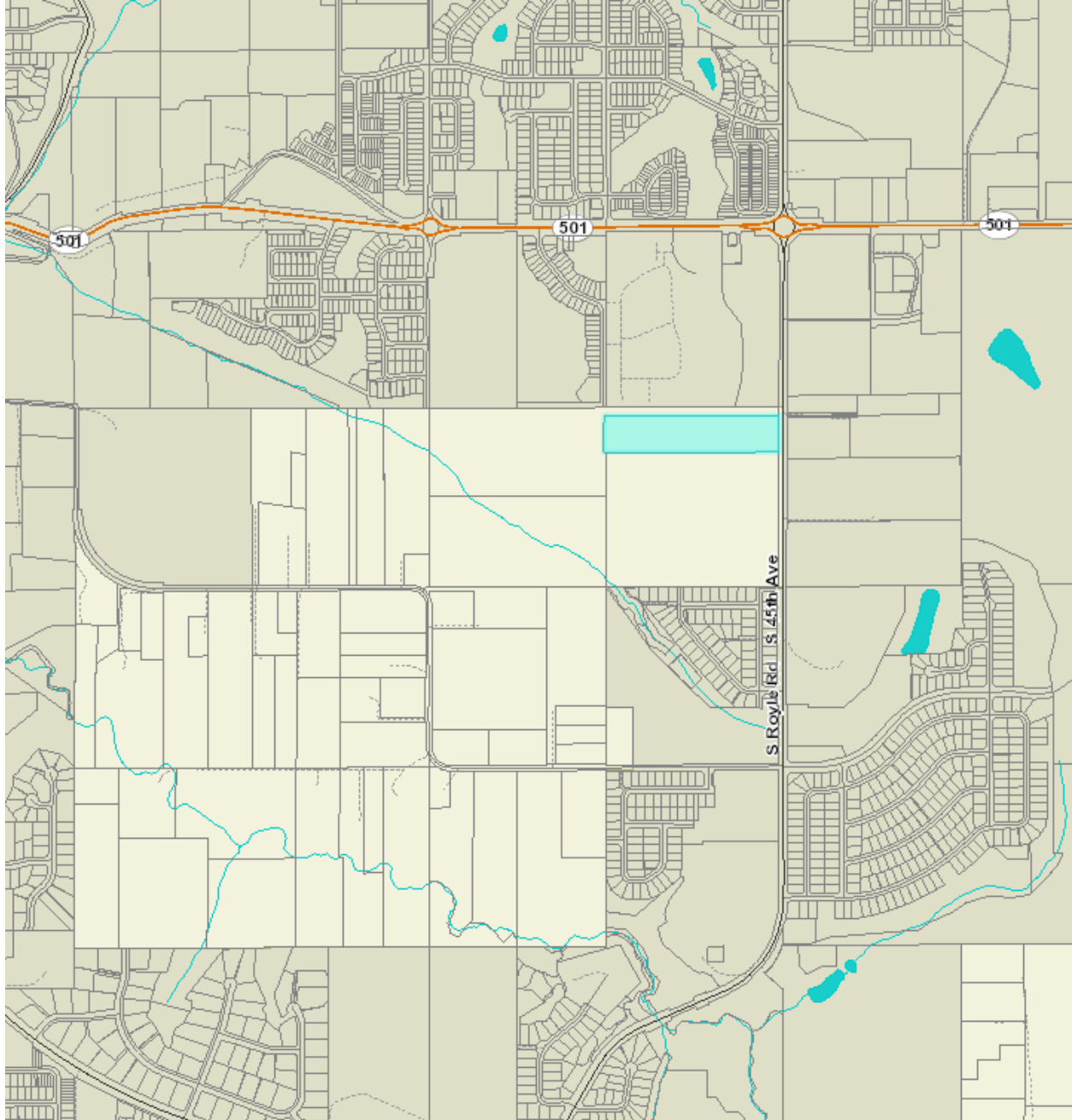
Effective Date:

EXHIBIT A:

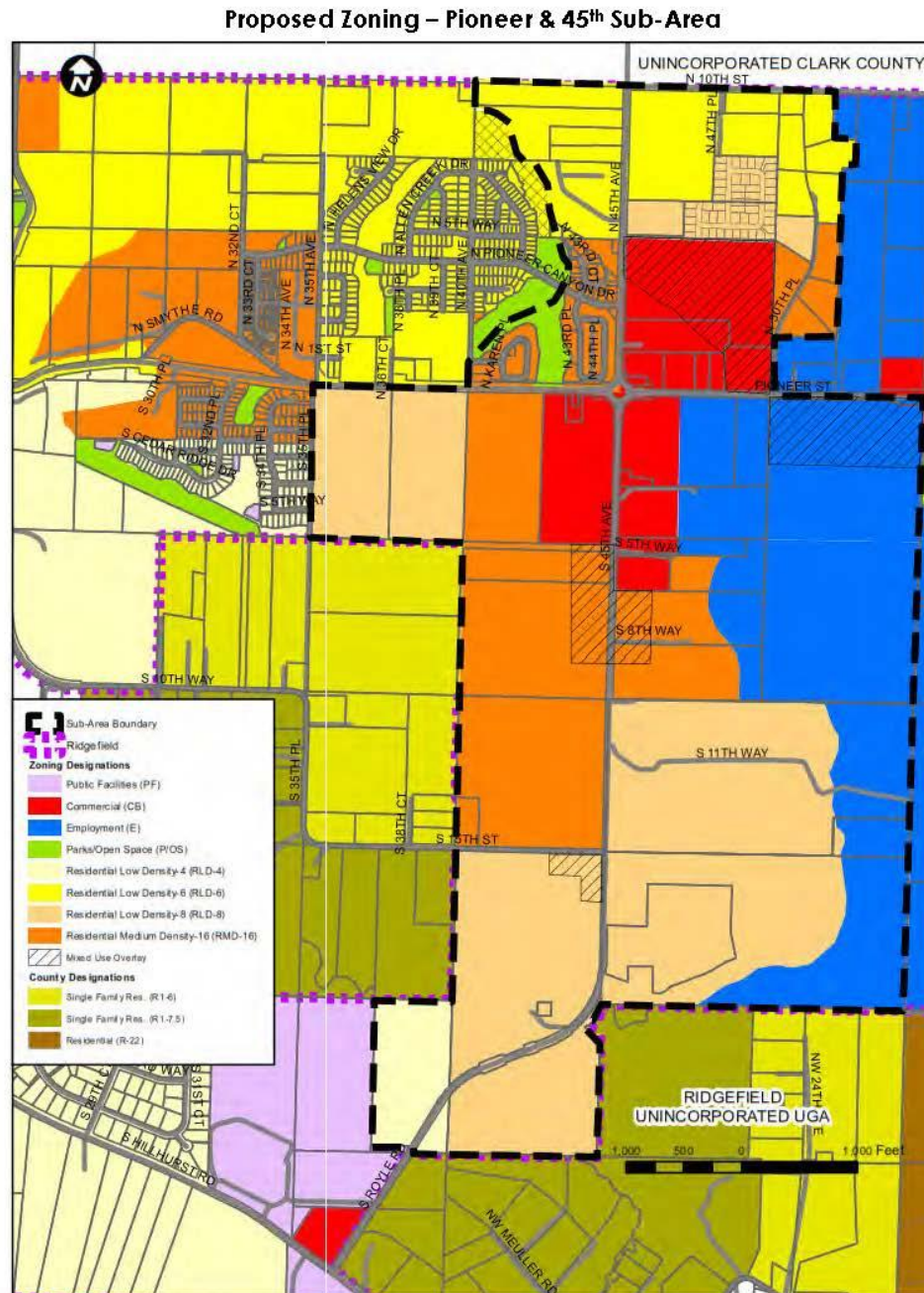
Gress Property Mixed Use Overlay Removal Figures

EXHIBIT A: Gress Property Mixed Use Overlay Removal Figures

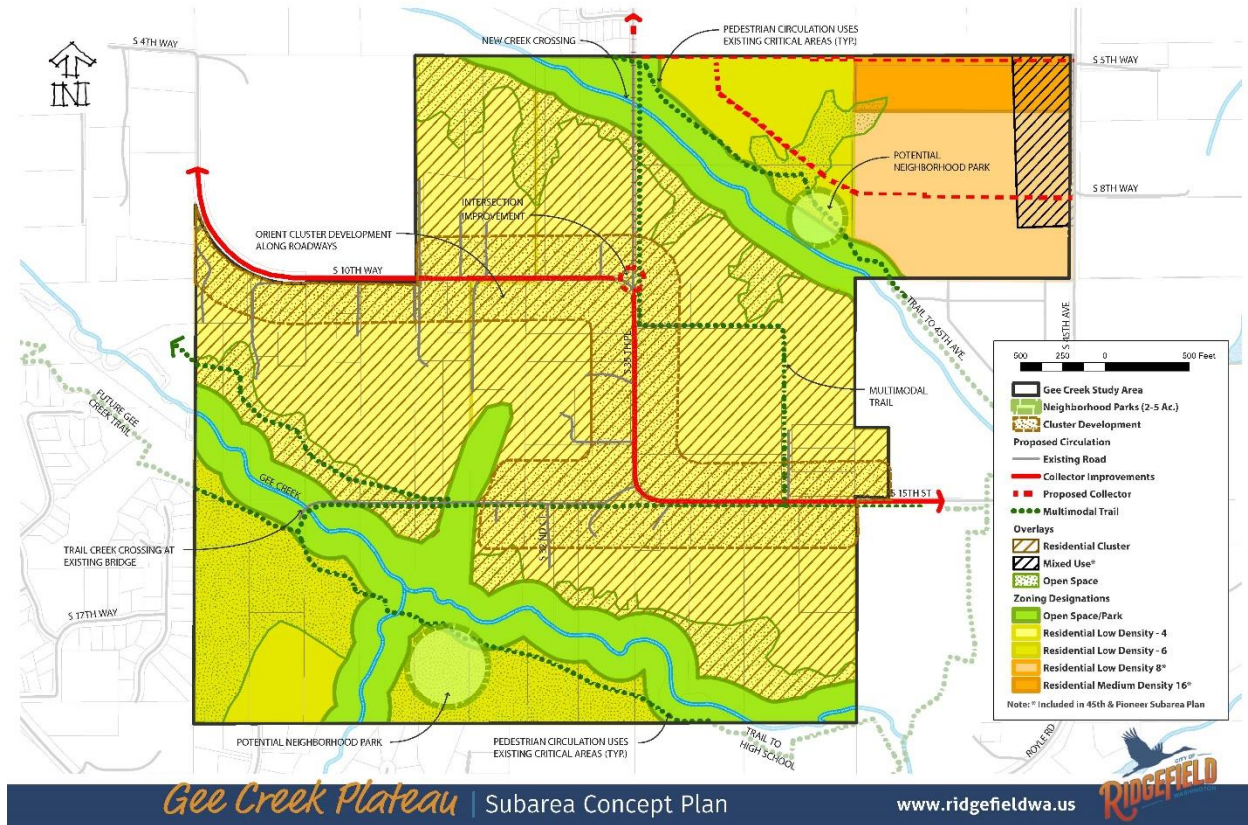
Gress Property (PIN 213784000) Location



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



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



**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: January 09, 2020

ITEM: BUSINESS

AGENDA ITEM TITLE: Regarding Ridgefield School District Proposition No. 1 General Obligation Bonds

GOVERNING LEGISLATION: RCW 42.17A.555.

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

SUMMARY/BACKGROUND: Resolution regarding Ridgefield School District Proposition No. 1.

BUDGET/FINANCIAL IMPACTS: Not applicable

RECOMMENDED ACTION OR MOTION: Staff recommends that the Council hold a Public Hearing to receive comments for and against Ridgefield School District Proposition No. 1.

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

STAFF CONTACT: Lee Knottnerus, Deputy City Manager

ATTACHMENTS:

Resolution No.570

REGARDING RIDGEFIELD SCHOOL DISTRICT PROPOSITION NO. 1 GENERAL OBLIGATION BONDS

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

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

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

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

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

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

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

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

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

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

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

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

Don Stose

Mayor

Attest:

Julie Ferriss

City Clerk