

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF RIDGEFIELD, WASHINGTON AMENDING THE ZONING OF ASSESSOR'S PARCELS 215865000 AND 986047335

WHEREAS, on September 13, 2023, staff received an application to change the zoning on Assessor's Parcels 215865000 (Cloverhill Phase 3B) and 986047335 (Cloverhill Phase 10) from Residential Low Density 8 (RLD-8) to Residential Low Density 4 (RLD-4); and

WHEREAS, the RLD-8 and RLD-4 zones both implement the Urban Low (UL) comprehensive plan designation and therefore no concurrent comprehensive plan amendment is required; and

WHEREAS, zone change proposals are subject to the applicable criteria in Ridgefield Municipal Code (RMC) Chapters 18.320 – Amendments and 18.310.090 – Type IV procedure; and

WHEREAS, the proposal meets the approval requirements set forth in RMC 18.310.090 and RDC 18.320; and

WHEREAS, the City of Ridgefield submitted notice to the Washington State Department of Commerce on October 5, 2023 meeting the sixty (60) day State agency/public review process as prescribed by RCW 36.70A; and,

WHEREAS, the Ridgefield Planning Commission conducted a public hearing on the proposed zone change on November 1, 2023 during which specific time was given for the public to provide oral and written testimony on the amendments and at the conclusion of the public hearing the Planning Commission voted unanimously to forward a recommendation to City Council approving the proposal; and,

WHEREAS, consistent with WAC 197-11-340(2), on December 4, 2023 the City of Ridgefield issued a SEPA Determination of Non-Significance (DNS) regarding the proposal; and,

WHEREAS, the SEPA DNS public comment period expired on December 18, 2023 and the City addressed all comments received; and,

WHEREAS, the Ridgefield City Council conducted a public hearing and the first reading of the proposal during a regularly scheduled City Council meeting held on December 1, 2023; and

WHEREAS, the Ridgefield City Council conducted the second ordinance reading on the proposal during a regularly scheduled meeting held on December 21, 2023; and

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 to change the zoning on Assessor's Parcels 215865000 (Cloverhill Phase 3B) and 986047335 (Cloverhill Phase 10) from Residential Low Density 8 (RLD-8) to Residential Low Density 4 (RLD-4).

Section 2. Adoption of the Updated Zoning Map. The City Council for the City of Ridgefield hereby adopts the updated zoning map attached hereto as Attachment A superseding all previously adopted zoning maps.

Section 3. Compliance with the Ridgefield Municipal Code. The City of Ridgefield has met its obligations under RMC 18.310.090 and 18.320 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, 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. Applicability. This ordinance shall be applied in the current city limits and City of Ridgefield Urban Growth Area (UGA) as adopted by the Ridgefield City Council.

PASSED BY THE CITY COUNCIL OF THE CITY OF RIDGEFIELD, WASHINGTON THIS 21st DAY OF DECEMBER, 2023.

Jennifer Lindsay, Mayor

ATTEST/AUTHENTICATED:

Julie Ferriss
City Clerk

APPROVED AS TO FORM:

Janean Parker, City Attorney

First Reading: December 7, 2023
Second Reading/Passage: December 21, 2023
Date of Publication:
Effective Date:

Attachment A: Zoning Map Update