

ORDINANCE NO. 1434

AN ORDINANCE OF THE CITY OF RIDGEFIELD WASHINGTON APPROVING A DEVELOPMENT AGREEMENT WITH CLARK COLLEGE AND THE CITY OF RIDGEFIELD

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

WHEREAS, Clark College is a community college operating under the administration and management of the Washington State Board for Community and Technical Colleges.

WHEREAS, the City has the authority to enter into Development Agreement pursuant to RCW 36.70B.170 through RCW 36.70B.210; and

WHEREAS, Clark College is building the Advanced Manufacturing Center (AMC) at their Ridgefield Boschma Farms Campus; and

WHEREAS, City and College officials have negotiated the terms of the subject Development Agreement; and

WHEREAS, The Agreement governs the terms and conditions of construction and acceptance of a new, public north-south connector known as Union Ridge Parkway along the east side of the AMC site, as more particularly described in the Agreement; and

WHEREAS, the Union Ridge Parkway collector is contained in the City's Transportation Capital Facilities Plan and is included in the Transportation Impact Fee system; and

WHEREAS, the City Council held a public hearing for the proposed Development Agreement at a regular scheduled meeting held on October 24, 2024; and

WHEREAS, the City Council conducted a first reading of this ordinance on October 24, 2024.

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

Section 1. Public Interest. The City Council for the City of Ridgefield, Washington finds, following a public hearing process, that it is in the public interest for the City of Ridgefield to approve the Development Agreement with property owners to clarify the terms and conditions of the public roadway infrastructure as built by Clark College.

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

Section 3. Corrections. The City Clerk and the codifiers of this ordinance are authorized to make

necessary clerical corrections to this ordinance including, but not limited to, the correction of scrivener's/clerical errors, references, ordinance numbering, section/subsection numbers and any references thereto.

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

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

ADOPTED BY THE CITY COUNCIL OF THE CITY OF RIDGEFIELD, WASHINGTON THIS DAY OF _____
2024.

CITY OF RIDGEFIELD
Mayor, Ron Onslow

ATTEST:
Julie Ferriss
City Clerk

APPROVED AS TO FORM:
Janean Parker, City Attorney
Public Hearing: October 10, 2024
First reading: October 10, 2024
Second Reading/Passage:
Date of Publication:
Effective Date