



COMMUNITY DEVELOPMENT DEPARTMENT

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Staff Report: Magnolia Heights Preliminary Subdivision File No. PLZ-18-0055

Hearing Date	October 15, 2018 beginning at 6:30 PM
Proposal	Subdivide one (1) legal lot of record, PIN 120967-000, approximately 2.98 acres in size, into a total of eleven (11) building lots for single-family detached homes. An existing single-family home will remain on one of the new building lots leaving ten lots available for new homes. The project is zoned RLD-6. The Magnolia Heights Subdivision is located west of the recently approved Union Ridge Ranch Preliminary PUD Subdivision (PLZ-17-0074), south of the “Bellwood Heights Phase 1” Subdivision, west of N. 20 th Place.
Project Location	1956 N 3rd Way, Ridgefield, WA 98642. PIN: 120967000. The project is located within a portion of the NE ¼ of Section 19, T4N, R1E
Property Owner	Ian and Brenda Borgstedt, 1956 N 3 rd Way, Ridgefield, WA 98642.
Applicant / Applicant’s Representative	Sterling Design, Inc., 2208 E Evergreen Blvd / Vancouver, WA 98661 Contact: Joel Stirling, 360.759.1794, joel@sterlingdesign.biz
Zoning	Residential Low Density (RLD-6); Comprehensive Plan designation: UL
Review Type	Type III public hearing – Preliminary Plat
SEPA Determination	Determination of Non-significance (DNS published May 2, 2018)
Applicable Criteria	18.210 (Low Density Residential), 18.280 (Critical Areas), 18.310 (Procedures), 18.600-630 (Subdivisions), and 18.810 (SEPA).
Public Hearing	The Ridgefield Hearing Examiner will conduct a public hearing on the project on Monday October 15, 2018 at the Clark County Fire and Rescue Office, 911 N 65th Ave., Ridgefield, WA beginning at 6:30 PM. <u>The public is invited to present written comments or to testify in person.</u>
Availability of Materials	The application materials are available for inspection on request at City Hall, 230 Pioneer St, Ridgefield, WA, during normal weekday business hours, Monday through Friday from 8:00 AM through 4:30 PM. Printed copies of the application materials are available at a reasonable cost.
Staff Contact	Jeff Niten, Community Development Director Contact: jeff.niten@ci.ridgefield.wa.us , 360.857.5013

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I. BACKGROUND INFORMATION

The following summarizes key application processing procedures for the proposal in accordance with RDC 18.310, Procedures:

August 22, 2017	Waived
June 22, 2018	Application submitted
August 30, 2018	Notice of application and public hearing published by the WA Department of Ecology
March 29, 2018	Applicant provided additional materials (phasing for well)
September 5, 2018	Notice of application and public hearing published in the Battle Ground Reflector
September 26, 2018	21-day SEPA comment period ends
October 15, 2018	Public hearing - 6:30 PM

II. PROPOSAL

Subdivide one (1) legal lot of record, approximately 2.98 acres in size, into a total of eleven (11) building lots for single-family detached homes. An existing single-family home will remain on one of the new building lots leaving ten lots available for new homes. The Magnolia Heights Subdivision is located west of the recently approved Union Ridge Ranch PUD Subdivision (PLZ-17-0074) and south of the "Bellwood Heights Phase 1" Subdivision, west of N. 20th Place.

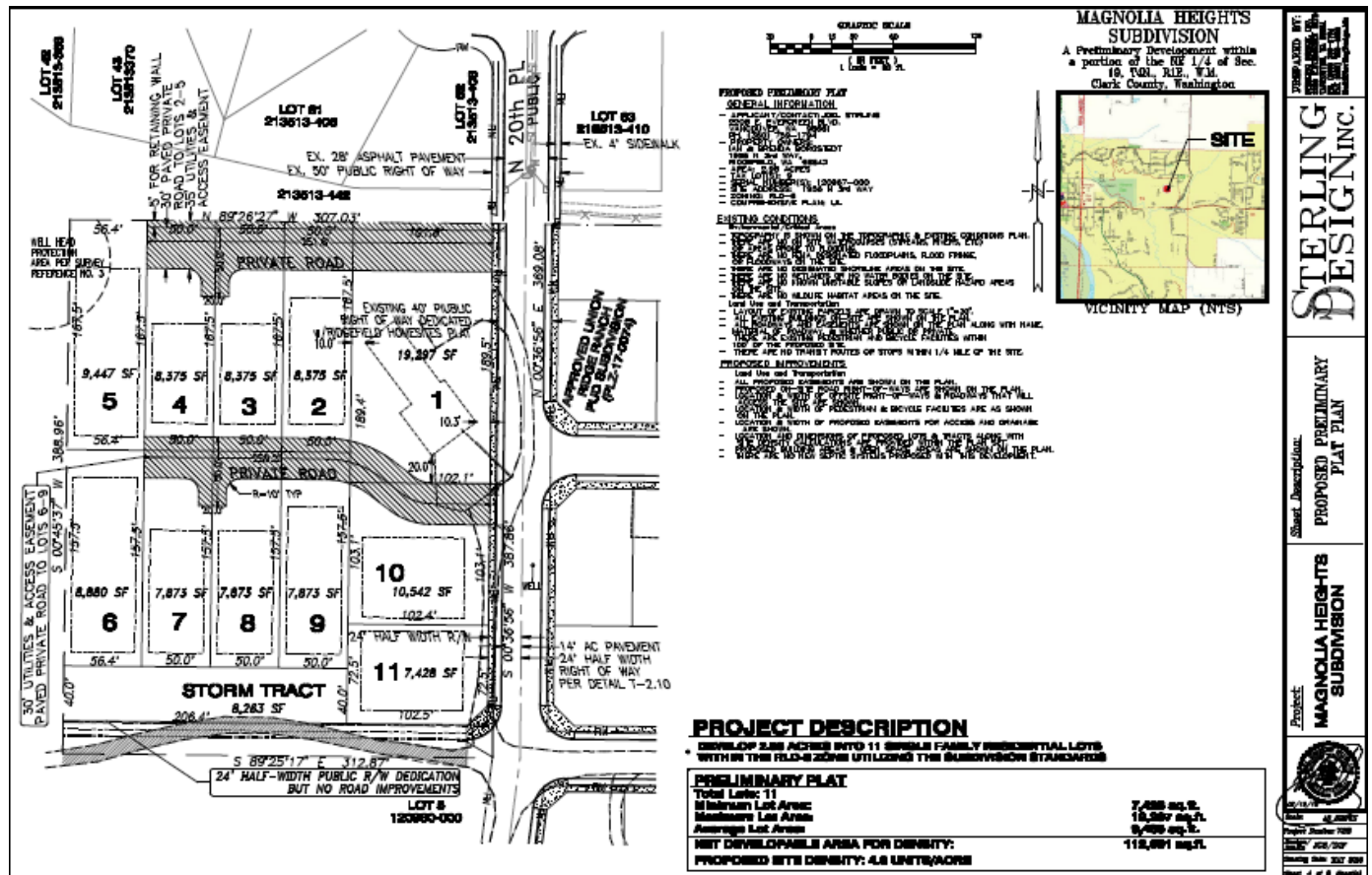


FIGURE 1. MAGNOLIA HEIGHTS SUBDIVISION PRELIMINARY PLAT

Background

The site is currently in large lot residential use; the house, garage and pool house were constructed in 1986. The site is bordered to the east by the Union Ridge Ranch Preliminary PUD/Subdivision, to the north with single-family residences zoned RLD-6 (Bellwood Heights Phase 1), to the west with single-family residences zoned RLD-6 and linear trails zones Public Open Space (P/OS). To the south are additional low density residential lands and Pioneer Street.

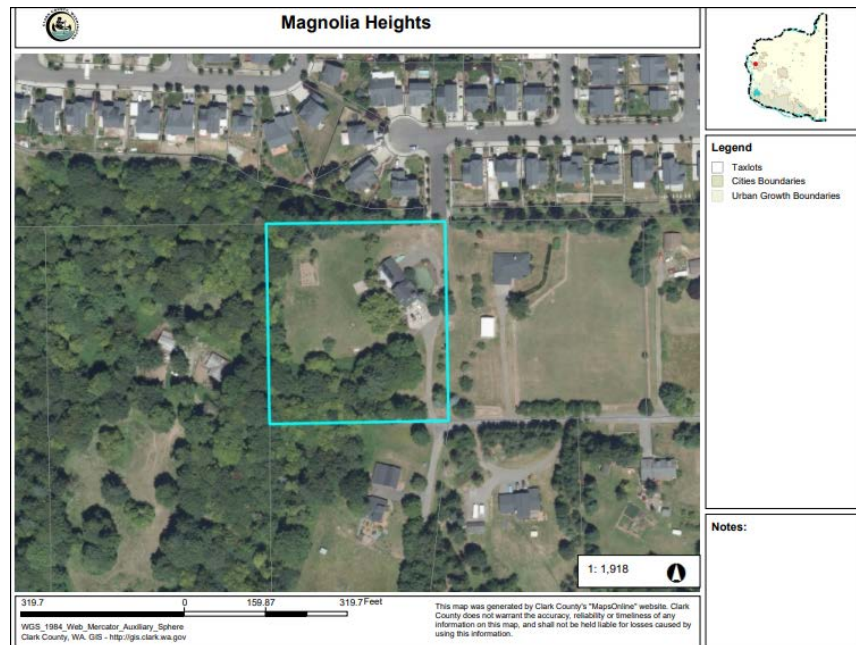


FIGURE 2. MAGNOLIA HEIGHTS AERIAL

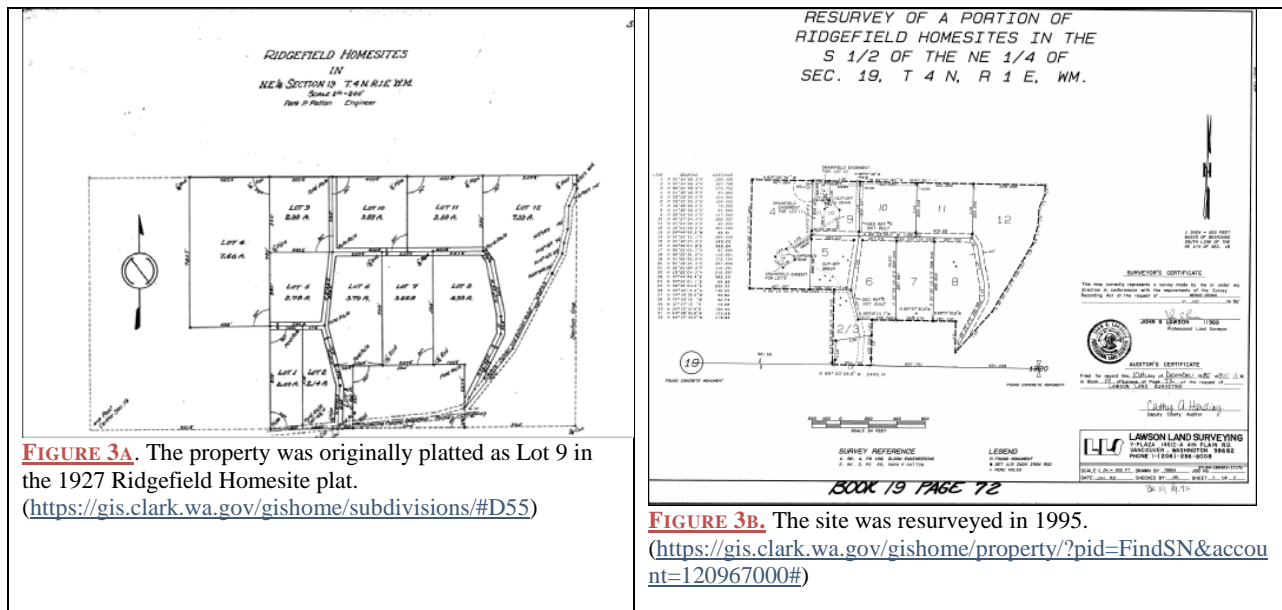


FIGURE 3A. The property was originally platted as Lot 9 in the 1927 Ridgefield Homesite plat.
<https://gis.clark.wa.gov/gishome/subdivisions/#D55>

FIGURE 3B. The site was resurveyed in 1995.
<https://gis.clark.wa.gov/gishome/property/?pid=FindSN&account=120967000#>

FIGURE 3C. 1995 SURVEY SHOWING DRAIN FIELD EASEMENTS

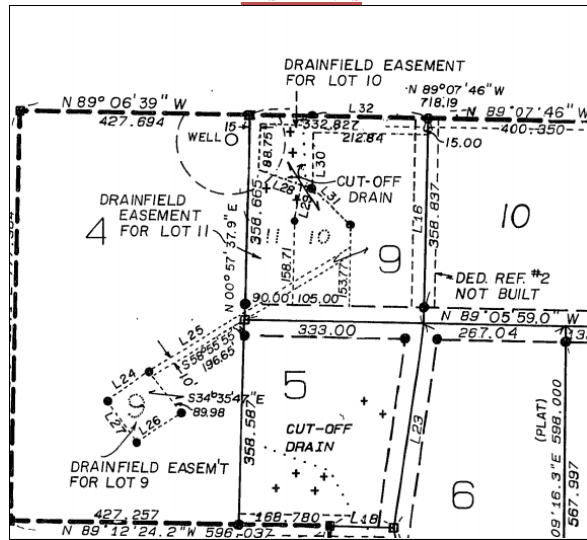


FIGURE 3 D. MAPSONLINE – INGRESS AND EGRESS EASEMENTS



FIGURE 4 MAGNOLIA HEIGHTS AND UNION RIDGE RANCH

Critical Areas

Applied Archaeological Research, Inc. conducted a site visit on May 3, 2018 that included a walk-through and four test pits (STPs). Their report concluded:

The excavation of four STPs within the 2.98-acre project area represents adequate coverage of the property and likely would have resulted in the identification of archaeological resources had they been present. For that reason, AAR recommends no further archaeological work within the project area.

Clark County MapsOnline indicates the following potential critical areas on or adjacent to the site: Riparian Habitat Conservation Area, areas of Severe Erosion Hazard potential and areas of Potential Instability (slopes>15%), CARA 2 recharge area, and a

moderate to high archaeological probability. The soils on-site are non-hydric. See, <https://gis.clark.wa.gov/gishome/property/?pid=FindSN&account=120967000#> The Washington State Department of Fish and Wildlife (WDFW) Priority Habitat Species (PHS) mapping tool (<http://apps.wdfw.wa.gov/phsontheweb/>) does not indicate the presence of and PHS areas of interest on the site.

The Washington Department of Natural Resources (DNR) Forest Practices Mapping Tool (FPARS) indicates the potential presence of an unnamed Type N stream, and unstable slopes in the southwest corner of the site.

<https://fpamt.dnr.wa.gov/Default.aspx?maptheme=Resource&extent=-13662695.663985213,5750963.037727099,-13661446.396304281,5751580.505596163#>

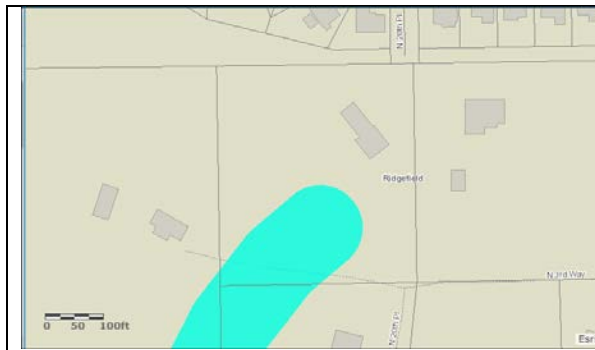


FIGURE 5A. MAPSONLINE – RIPARIAN AREA

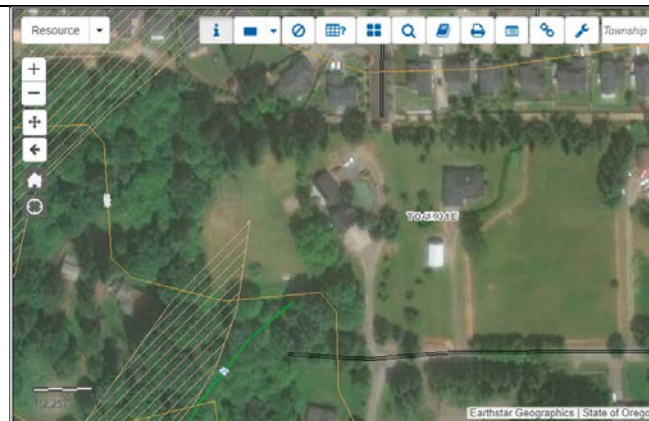


FIGURE 5B. FPARS RIPARIAN AREA

The Applicant's Critical Areas documentation for Union Ridge Ranch and for Magnolia Heights was prepared by Cascade Ecological Services (CES). The applicant's SEPA Checklist and Critical Areas documentation (Technical Memorandum for Critical Areas by Cascade Ecological Services, April 12, 2018) for Magnolia Heights concludes that, there are no wetlands on site and that the swale south of N 3rd Way would not be classified as a stream under RMC 18.280.110, Fish and wildlife habitat conservation areas. See Figure 6.



FIGURE 6. CES SITE ANALYSIS

The land use review for this project will occur in two parts as provided for in RCW 58.17.070. The current application is for a preliminary subdivision review through a Type III approval process. Upon completion of this process the developer is required to submit an application for final plat. (RDC 18.620.100 et al)

III. CENTRAL ISSUES

A. Site Constraints – Existing Infrastructure

The development site includes a wellhead protection area in the northwest corner of Lot 5 which must be protected by a covenant running with the land.

B. Site Constraints – Geological Hazard Area

The proposed development is upslope of a steep slope that is a potential geological hazard area and prone to erosion. The applicant must provide a supplementary Geotechnical Memo to evaluate the current site conditions as an addendum to the 2006 geotechnical

report submitted with the application. Because of the potential for landscape and severe erosion, as a matter of public safety, particularly in the area of the Storm Tract and N 3rd Way, the City recommends the following **conditions of approval**:

- The Storm Tract and South 3rd Way shall be supported by a geotechnical analysis specific to the proposed improvement and the City shall not authorize any said improvements absent a finding from the City Engineer or a qualified third party that the proposed improvement will not endanger public health or safety.

C. Site Constraints – Existing Dedications

There are existing public road dedications within and alongside the proposed subdivision dating to the 1926 Ridgefield Homesites Plat. Not all of the existing 40-foot right-of-way dedications were fully improved to current public road standards; though the unimproved right-of-ways have been in continuous use. The City recommends the following **condition of approval**. Prior to final plat approval the developer shall:

- Dedicate additional right-of-way on N 20th Place sufficient to meet current City standards and improve those right-of-ways to current City standards.

D. Subdivision

The PUD process is required for all developments in the RLD or RMD zones that create ten or more lots through a subdivision process and include critical areas within the project boundaries. RDC 18.401.020.A. The proposal is for an eleven lot subdivision; however, Cascadia Ecological Services (CES), and staff assessment is that there are no critical areas on site – though steep slopes are present to the south. Therefore, the proposal is exempt from the PUD requirements of RDC 18.410.

IV. PUBLIC COMMENTS

The City Clerk published notice of the development application in the Columbian on September 12, 2018. City staff will provide the Hearing Examiner with copies of all comments received through the end of the comment period. As of the date of this staff report the City has received one written comment, from the Washington Department of Ecology.

V. RECOMMENDATIONS AND FINDINGS – Land Use Regulations

A. RDC 18.070 – Impact Fees

Finding

The project is subject to street, park and school impact fees. As a **condition of approval**, the City shall assess street, park and school impact fees for each dwelling constructed using the respective impact fee rate in effect at that time.

B. RDC 18.205 – Uses

Finding

Single-family residential lots are permitted in the RLD-6 zone. The proposed project creates a residential subdivision with one developed lot and 10 lots for the construction of single family detached housing on land zoned low density residential (RLD-6). This criterion is met.

C. RDC 18.210 – Low Density Residential District Standards

18.210.030 - Lot requirements.

A. *Minimum lot width and minimum lot area shall be consistent with Table 18.210.040-1.*

B. Maximum lot area for new lots created after the effective date of this title shall not exceed one hundred fifty percent of the minimum lot size for the zone in which the lot is located established in Table 18.210.040-1. New lots shall also meet the minimum density requirements established in Table 18.210.050-1. The maximum lot area standard shall not apply to the remaining parent parcel after a land division. Lots created for non-residential uses such as parks and trails, utilities, and critical areas are exempt from this standard.

Finding

See response to Table 18.210.040-1 below. The average lot size in the RLD-r district is 7,200 s/f. Lot 1, the remainder parent parcel is 19,297 s/f. The largest new lot, lot 10, is 10,542 s/f which is less than the 10,800 maximum s/f allowed under this section.

18.210.035 - Green design.

- A. *The purpose of this section is to ensure best practices of environmental stewardship within the City of Ridgefield and to protect, to the extent practicable, our natural environment for future residents.*
- B. *Development of single family residential uses within Ridgefield shall choose at least two practices from the list below during construction:*
 - 1. *Landscape with drought-tolerant, native plants*
 - 2. *Install water-conserving drip, micro-mist, or sub-surface irrigation systems*
 - 3. *Recycle, salvage, or donate excess or unwanted materials*
 - 4. *Recycle materials for use in walls, fences, trails, or other amenities that are integral to the development.*
 - 5. *Rain gardens to accommodate storm water on-site, particularly roof drains, rather than conveyance to a community system.*
 - 6. *Other green design practices that are acceptable to the community development director.*

Finding

As a condition of approval, prior to final plat approval the developer shall demonstrate compliance with RDC 18.210.035, Green Design.

RDC 18.210.110 – Dimensional Standards

The applicant’s narrative stated that their project “has been designed to meet or exceed the minimum development requirements of the RLD-6 zone” except for two variances: seeking a 33 percent reduction (10-foot) to the required 15-foot street side yard setback and an increase in maximum lot coverage to 60 percent from 50 percent (20 percent increase).

Table 1. Lot Dimensional Standards – Variances*

<i>Standard</i>	<i>Table RDC 18.210.040-1</i>	Proposed
<i>Minimum lot width</i>	<i>50 feet</i>	50 feet
<i>Minimum lot area</i>	<i>7,200 s/f</i>	7,428 s/f (lot 11)
<i>Minimum front yard setback</i>	<i>15 feet</i>	15 feet
<i>Minimum rear yard setback</i>	<i>10 feet</i>	10 feet
<i>Minimum side yard setback</i>	<i>5 feet</i>	5 feet
<i>Min. Side Yard Setback to Street</i>	<i>15 feet</i>	10 feet (variance)*
<i>Max. Height</i>	<i>35 feet</i>	Future assumed 35 feet
<i>Max. Building Coverage</i>	<i>50%</i>	60% (variance)*
<i>Max. Impervious Surface</i>	<i>60%</i>	Future assumed 60%

Finding

Staff finds that the proposed lots meet the lot standards for the RLD-6 zone except for the two requested modifications. See discussion below regarding variances.

As a condition of approval, prior to Final Plat approval the developer shall provide the Community Development Director with documentation demonstrating that the maximum impervious surface does not exceed 60% of net buildable area overall and the maximum development coverage does not exceed 60% of the net buildable area overall for the RLD-6 lots.

As a condition of approval, the developer shall record a note on the final plat with the proposed setbacks and dimensional standards in Table 1 of this report.

18.210.050 – Density requirements

The applicable density standards in 18.210.050 are described in Table 2. The development code requires that these lands be developed at 4 to 6 units per acre.

Table 2. Density Requirements

<i>Standard</i>	<i>RLD-6</i>
<i>Min. Density: Dwelling Units/Net Developable Acre</i>	<i>4 du/ac</i>
<i>Max. Density: Dwelling Units/Net Developable Acre</i>	<i>6 du/ac</i>

Finding

The applicant proposes a total of eleven residential lots on the site. The gross site area is 2.98 acres, and the net developable area is 112,419 s/f (2.58 acres). The density is 4.3 dwelling units per net developable acre. **Staff finds** that the minimum and maximum density requirements in RDC 18.220 have been met for the project site.

18.210.060 – Neighborhood Design Standards

The preliminary application does not include any specifics or graphic information regarding architectural details. However, the neighborhood design standards in RDC 18.210.060 are applicable because this project has five (5) or more residential lots.

As a **condition of approval**, at time of building permit application, the developer shall provide the Community Development Director with architectural plans that demonstrate compliance with the applicable neighborhood design standards in RDC 18.210.060.

RDC 18.210.100 – Landscaping.

A. *Landscaping shall meet the requirements of [Chapter 18.725](#).*

Findings

The application does not include a Preliminary Lighting or Landscaping Plan. This criterion is not met but could be met subject to the following conditions.

As a condition of approval, prior to final occupancy permit for each lot, the developer shall install the street trees required for the lot on which an occupancy permit is sought.

As a condition of approval, prior to Final Plat approval, the developer shall provide the Community Development Director with a copy of the final HOA bylaws and CC&Rs which ensures that the HOA is responsible for the perpetual maintenance of all improvements and amenities held in common and not dedicated to the City.

18.210.110 - Fences and walls

Findings

The Storm Tract might be fenced. Additional fences may also be proposed as part of the future residential designs. The updated Geotechnical Report may include a recommendation for retaining walls.

As a **condition of approval**, prior to Final Plat approval, the developer shall provide the Community Development Director with a final construction plan for any retaining wall(s) or fences to be constructed on site.

D. RDC 18.280 – Critical Areas Protection

CES did not identify any critical areas on site. There are steep slopes to the south which may impact the Storm Tract and N 3rd Way.

E. RDC 18.310 – Procedures

This application is subject to the Type III review process because it is a preliminary subdivision of land.

Finding

The applicant has included the material required for a subdivision according to RDC 18.600. This criterion is met.

F. RDC 18.350 – Modifications to Standards

Variations include modifications of greater than twenty percent to any numerical standard in Title 18 or the Ridgefield Engineering Standards. Reduction of the side yard setback by 5 feet exceeds the 20% threshold. Type III procedures apply to variations. RDC 18.350.040.

The applicant seeks two modifications to the City's development standards.

- Reduce the street side yard setbacks on corner lots from 15 feet down to 10 feet
- Allow the Building Coverage on each lot to be increased from 50% up to 60%

Decision criteria for variances. RDC 18.350.050

The burden of proof is on the applicant to demonstrate compliance with the decision criteria in this section. Any decision granting a variance request shall be in writing and supported by findings of fact and conclusions demonstrating that the decision standards for adjustments in [Section 18.350.030](#) and all of the criteria below have been satisfied:

- A. *Unusual circumstances or conditions apply to the property and/or to the intended use that do not apply generally to other property in the same vicinity or district;*
- B. *The proposed variance is necessary for the preservation and enjoyment of a substantial property right of the applicant which is possessed by the owners of other properties in the same vicinity or district;*
- C. *The authorization of the proposed variance will not be materially detrimental to the public welfare or injurious to property in the vicinity or district in which property is located;*
- D. *The granting of the proposed variance is necessary to realize of specific goals and policies of the RUACP and RCFP, and will not adversely affect any goal or policy in the RUACP or RCFP;*
- E. *If subsection (A) is not met, the applicant must show that the variance is required to comply with other regulatory schemes, for example, state licensing, and subsections (B), (C) and (D) of this section are satisfied.*

The Applicant states, “[T]he reasons for the adjustment request and scaled maps are included showing that the property is heavily impacted by moderate to steep slopes. Granting approval of the requested variances are needed to maintain a reasonable use of the property for a single-family home development with a development density that meets the minimum requirements of the City of Ridgefield Code. Granting of the Adjustments also provides assurance that the homes constructed within the project have sufficient building envelopes to allow for homes to be built that complement and are comparable to the adjacent existing developments.”

Findings

This area of RLD-6 zoning is relatively isolated in terms of access. N. 20th Place cannot extend further south to SR 501 due to steep slopes. Parcel 213513442 to the north is owned by the City of Ridgefield as open space. To the west, parcel 120957000 has limited additional development capacity which could be accessed through Magnolia Heights. Other RLD-6 lands in the City are less constrained. Because of these constraints the property owner's ability to fully develop the site consistent with the City's Comprehensive Plan is limited. Because of the limited access to and through the site, reducing the street side yard setback will not have a significant adverse effect on traffic or pedestrian safety. Increasing lot coverage by 10% is not an uncommon allowance in Ridgefield, as was the case with the adjacent Union Ridge Ranch PUD. Therefore, staff does not believe that granting both requests will be materially detrimental to the public welfare or injurious to property in the vicinity.

G. RDC 18.600 to 18.630 - Subdivisions

18.620.050 - Review procedure:

- A. *The City hearing examiner shall review the proposed subdivision through a Type III process consistent with RDC [18.310.080](#) and determine whether the following standards are satisfied by the proposed subdivision:*
1. *Conformance with the provisions of the City zoning ordinance;*
 2. *Conformance with RUACP;*
 3. *Conformance with the provisions of this title;*
 4. *Appropriate provisions for:*
 - a. *Public health, safety and welfare,*
 - b. *Open spaces,*
 - c. *Drainage systems for stormwater retention and detention,*
 - d. *Streets, sidewalks, alleys and other public ways, transit stops, and other features that assure safe walking conditions for students,*
 - e. *Potable water supplies,*
 - f. *Sanitary waste disposal,*
 - g. *Open spaces, parks and recreation, and playgrounds,*
 - h. *Sites for schools and school grounds;*
 5. *Based upon subsections (A)(1) through (A)(4) of this section, that the public use and interest will be served and not burdened.*

Findings

The site is zoned RLD-6 consistent with the City's Comprehensive Plan. Staff reviewed the applicants materials and found that: the stormwater facilities can be designed and built consistent with City standards; potable water supply and sanitary sewer service is available to the site and provisions have been made consistent with City and CRWWD standards; the subdivisions provides for public streets; and the Ridgefield School District is expanding their facilities to accommodate the anticipated growth such as this subdivision. The developer shall be assessed and shall pay school, park and street impact fees and system development charges for stormwater, sanitary sewer and potable water service. Staff recommends approval of the preliminary plat and two proposed modifications subject to the recommended conditions of approval.

H. RDC 18.710 – Signs

Finding

The applicant is not proposing any signs with this application.

I. RDC 18.715 – Exterior Lighting

The applicant did not provide an exterior lighting plan. The application states “exterior lighting within the Magnolia Heights Subdivision will consist of Public Street Lights installed in accordance with RDC18.715.050(I) and exterior lighting installed on the proposed residential structures that will be designed and installed as required by RDC18.715.050(A. – G.)”

Finding

As a **condition of approval** prior to final plat approval the developer shall provide the Community Development Director with a final street and exterior lighting plan for review which will contain all required details of the proposed Public Street Lights. Building plans for the proposed residential structures shall meet the then current exterior lighting standards.

J. RDC 18.720 – Off Street Parking and Loading

Findings

Chapter 18.720 requires that each residential lot contain at least one (1) and no more than four (4) parking spaces per lot. The applicant's narrative states that each residence will have two (2) off-street parking spaces: one (1) in a garage and one (1) in the driveway. There are no parking lots proposed.

As a **condition of approval**, the Final Plat shall contain a note stating, Consistent with RDC 18.720, each residential lot contain at least one (1) and no more than four (4) parking spaces per lot.

K. RDC 18.725 – Landscaping

The applicant states, "Landscaping will be provided within the Magnolia Heights Subdivision as required by Table 18.725.050 – 1. The Magnolia Heights Subdivision property, and the surrounding properties, are all zoned either RLD-4 or RLD-6, single family detached zones, so there is no minimum requirement for Landscaping buffers between those adjacent properties. All future lots that will be adjacent to Public Street Rights-of-ways will be buffered to the street by a minimum 15-foot L-1 buffer of Street Trees at 25 foot spacing per Table 18.725.050. The project is requesting a variance to the 15-foot Street side yard requirement so on corner lots, the buffer will be reduced to a 10-foot buffer with Street Trees for the side yards however, front yards on those lots will still have the required 15- foot buffer. The L1 Screening and Buffering Standards requires that street trees be planted every 25 feet along public roads. All street rights-of-way will adhere to the L1 Screening and Buffering Standards as required. Street trees will be in accordance with RDC18.725.060(A.) and a Final Landscape Plan will be included within the Final Construction Drawings for the project to be approved by the City of Ridgefield Public Works Department. Landscaping installation and maintenance will be provided as required by the City of Ridgefield standards. As required in Table 18.725.055-1, a minimum Landscape Area of 50% is required within the overall property area of the Magnolia Heights Subdivision. Because the project is proposing density at the low end of the allowed density of 4 – 6 units/acre, even when taking into account the 60% proposed maximum Lot Coverage on each of the proposed building lots, there will easily be more than 50% landscaping within the overall project following full buildout."

Findings

Street trees are required to be planted at 25 feet on center will be provided along street frontages throughout the development, in accordance with RDC 18.725.060. A. Installation and maintenance of landscaping along public streets and in common areas owned and maintained by the HOA shall meet the requirements of RDC 18.725.080 and .090, respectively, including the requirement to replace all unhealthy or dead plants for three years after installation and granting of a maintenance assurance device to the City to ensure compliance. Plants on the prohibited plant list may not be used in the development. Selection of native species is encouraged.

The application does not include a Preliminary Landscape Plan. A list of approved plant material is not yet developed nor has the preliminary plan been developed by a landscape architect. This criterion is not met but can be met with a **condition of approval**: prior to Final Plat approval the Applicant shall provide the Community Development Director a final Landscape Plan demonstrating that the Final Plat satisfies the standards in RDC 18.210.065.D, RDC 18.401, and RDC 18.725.

L. RDC 18.740 Fences and Walls

The applicant states that "fences will be likely installed along the rear yards of the proposed building lots as the homes are built to provide for an area of privacy for each of the lots. Fencing will not exceed 6 feet in height above grade, or above retaining walls, and will not be installed in areas where they would impede sight distance or cause sight obstructions. There is a possibility that retaining walls will also be installed within the project as needed to assure that each home has a usable private yard area. All proposed fencing and retaining walls will be depicted within the future Building Permit Applications for the single-family homes and will be in substantial compliance with RDC18.740."

Findings

As a **condition of approval**, prior to Final Plat approval, the developer shall provide the Community Development Director with a final construction plan, consistent with the requirements of RDC 18.740, for any retaining wall(s) or fences to be constructed on site.

M. RDC 18.755 – Erosion Control

Findings

Prior to construction activity, the project proponent shall demonstrate compliance with the City's applicable erosion control standards and Chapter 18.755.050 through 18.755.070. The contractor shall use the appropriate BMP's to ensure that exposed soils will be stabilized. The applicant's preliminary grading and erosion control plan and notes can be found on sheet 6.

As a **condition of approval**, to avoid erosion potential and to avoid working on a saturated subgrade, the contractor will limit ground-disturbing construction during wet periods, November 1 until May 1. Exposed soils will either be protected with plastic sheeting or stabilized with erosion control blanket and the aggregate base course for the trail within the required timelines. Additionally, the contractor will install silt fence according to plan sheet 6, and other BMP's as required by the weather and site conditions. This criterion is met.

N. RDC 18.810 – Environmental Standards (SEPA)

The applicant supplemented the record with the following environmental documents:

- *Magnolia Height Critical Areas Technical Memorandum* by Cascade Ecological Services, INC. (CES), April 14, 2018;
- *The SEPA Environmental Checklist for the Magnolia Heights Subdivision*, July 2018;
- *Archaeological Predetermination Survey of the Project Area for the Proposed N 3rd Way Short Plat, Clark County, Washington*, Applied Archaeological Research Report No. 2046, May 3, 2018

Finding

There are no currently known critical areas within this project site other than regulated steep slopes. The Community Development Director, as the responsible official, published a Determination of Non-Significance (DNS) for the proposal on September 12, 2018. The determination was based on a review of the environmental checklist and other pertinent documents, resulting in the conclusion that, other than the presence of steep slopes, the proposal would not cause probable significant adverse impacts on the environment. Agencies, affected tribes, and the public were offered the opportunity to comment on the determination for 21-days subsequent to published notice. This criterion is met.

The City received one SEPA comment at the time of this writing. The City anticipates that the State of Washington Department of Archaeology & Historic Preservation will require inadvertent discovery language which the City provides in Condition A4. The City also anticipates that the Water Resources Section, State of Washington Department of Ecology (ECY) will provide comments relating to requirement to decommission wells on site which the City addresses in the conditions of approval.

O. RDC 18.830 – City of Ridgefield Native Plant List

Finding

A list of approved plant material is not yet developed. As a **condition of approval**, prior to Final Plat approval, the developer shall provide the Community Development Director with a list of street trees and any landscape plant materials to be installed to ensure that nuisance or prohibited plants identified in RDC 18.830 are not installed.

VI. ENGINEERING STANDARDS

A. Street Design and Frontage Improvements

Standards

Half width frontage improvements are required along both N 20th Place and N 3rd Way to the City's Local 'A' standard with a 48-foot right of way (ROW) and 28-foot paved width. Internal streets must also be designed to the City's Local "A" standard, with a 48-foot ROW and a 28-foot paved width. All streets require standard improvements such as sidewalks, curb and gutter, planter strips, underground utilities, and street trees.

The City's engineering standards state that the maximum spacing for new streets is 500 feet within all new developments and to the limits of the entire parcel under development. Where this spacing is not feasible due to topography, an 8-foot wide trail, meeting the City's Type 3 trail standards may be substituted.

The City's engineering standards state that the center line of a proposed street extension shall be aligned with the existing street centerline. Driveways must be aligned with driveways across the street wherever possible, when this is not possible, they shall be offset by a minimum of 100 feet.

Private streets must comply with Section 2.07 of the City's engineering standards, which states that it is the City's policy to discourage private streets and only permit them under unusual circumstances as applied with small infill developments of a maximum of 8 lots. Additionally, at least one of the following conditions must be met (2.07.A.6):

- a) The roadways serving commercial or industrial facilities where no circulation continuity is necessary.
- b) The City Engineer determines that no other access is available and the private road is adequate.

Section 2.01 of the City's engineering standards states that the layout of new developments will provide the capability of extending future streets through adjacent parcels by having streets for the proposed development extended to the limits of the property and located so as to provide a spacing of 500 feet.

Hammerheads are only permitted under unusual circumstances as applied with small infill developments of a maximum of eight (8) lots. Hammerheads may be used in lieu of a cul-de-sac provided that the street serves eight (8) or less lots and the street is less than two hundred (200) feet in length. Hammerhead geometry shall be approved by the Fire District and the City Engineer.

Traffic Impact Fees (TIF) within the City of Ridgefield are currently \$2,946.67 per single-family residence and 1,804.33 per multi-family residence and will be required to be paid prior to final occupancy. Please note that the TIF rates are subject to change, and since payment of TIFs occurs at the time of final occupancy, the applicant will be required to pay the TIF in effect at the time of permit issuance.

Proposal

The proposed development includes half width frontage improvements on N 20th Place. No improvements are proposed for N 3rd Way. The project narrative requests a design modification allowing improvements to N 3rd Way be limited to ROW dedication only, with financial assurance for the improvements to be completed with development of the adjacent properties.

The project also proposes two private streets, each serving four lots. Proposed private streets are 251.6 and 257 feet in length, respectively. The narrative requests a design modification to allow the two private streets with the modified hammerhead turnarounds.

The narrative also requested a design modification to allow the central private street centerline to be offset from the centerline of N 4th Way in the recently approved Union Ridge Ranch subdivision.

All streets internal to the project are proposed to be private streets and do not extend to the limits of the property.

Findings

The criteria for approval of the design modifications are as follows (Section 1.16 of the City engineering standards):

The City Engineer may grant a modification to the adopted specifications or standards when any one of the following conditions are met:

- 1. The specification or standard does not apply in the particular application.*
- 2. Topography, right-of-way, or other geographic conditions impose an economic hardship on the applicant and an equivalent alternative which can accomplish the same design is available that does not compromise public safety or accessibility for the disabled.*
- 3. A change to a specification or standard is required to address a specific design or construction problem which if not enacted will result in an undue hardship.*

Staff finds that the design modifications requesting no improvements be constructed for N 3rd Way and requesting two private roads be constructed within the development using modified hammerhead turnarounds do not meet the approval criteria. As a **condition of approval**, the development shall stub one public street, either N 3rd Way or the southernmost private street, to the western property boundary of the proposed project. As a **condition of approval**, the road stubbed to the western boundary shall be constructed to comply with the City's Local 'A' cross section. As a **condition of approval**, all turnarounds must meet the requirements of Section 2.13 of the engineering standards.

Staff finds that the requested design modification to alter the alignment of the central private road so that the center line does not align with N 4th Way in the recently approved Union Ridge Ranch subdivision meets approval criteria number 3 because alignment would require removal of the existing home resulting in an undue hardship.

B. Transportation Impact Analysis

Standards

A full traffic impact analysis (TIA) is required for any development that generates 10 or more p.m. peak hour trips. The TIA must evaluate project impacts at both on and offsite intersections and must complete or contribute to any improvements necessary.

The City of Ridgefield has adopted Level of Service (LOS) standards for transportation facilities. The City's 2015 Comprehensive Plan indicates the adopted standard is LOS D, with the exception of unsignalized intersections that do not meet signal warrants or where a signal is not desired where the planned LOS is E. For Pioneer Street - SR 501, LOS E is to be maintained.

The transportation policies (in section 8.4 of the Comprehensive Plan) identify an interconnected multimodal transportation system (TR-1), land use patterns that encourage walking and bicycling (TR-3), developing a transportation grid with reasonable block lengths and multiple circulation routes to each location to avoid overloading arterial streets (TR-8), promoting neighborhood connectivity (TR-10), and reduce vehicle miles travelled (TR-12).

Proposal

The proposed project is an 11 lot subdivision, with one lot containing an existing home. Therefore, 10 lots will generate new traffic.

Findings

To be consistent with the identified Comprehensive Plan policies, **staff finds** that the proposed site plan should provide additional future street connections (stubs) to potentially developable land adjacent to the site and easements as necessary. **Staff finds** that based on the number of new single family lots, the project will generate less than 10 p.m. peak hour trips and a traffic impact analysis is not required.

C. Water Service

Standards

The proposed project is located within the City of Ridgefield water service area. An existing 8-inch diameter waterline is located in N 20th Street adjacent to the proposed project. On-site public water lines shall be located in a minimum 15-foot wide easement dedicated to the City of Ridgefield and looped through the site. The applicant should be aware that Clark County Fire & Rescue may provide additional comments with regards to fire service protection

Water System Development Charges will be applied at the time of building permit issuance. The water System Development Charge (SDC) is currently \$4,123.80 per Meter Equivalent Size as defined in the Ridgefield Municipal Code. As a condition of approval, the applicant will be required to provide documentation showing projected water demands for the facility that were used as a basis for sizing of the water meter.

Proposal

The applicant submitted a preliminary utility plan. A detailed review will occur at the time of engineering submittal.

Findings

As a **condition of approval**, any water lines to be dedicated to the City shall be located in a minimum 15-foot wide easement dedicated to the City of Ridgefield.

As a **condition of approval**, all fire flow testing must be completed by the applicant with City of Ridgefield and Clark County Fire & Rescue personnel present.

D. Sanitary Sewer Service CRWWD

Standards

The proposed project is located within the Clark Regional Wastewater District's service area.

Finding

The District provides sewer service to the site. The development is required to use all reasonable means to provide gravity service to all lots. The current point of connection is located in NE 19th Court. An existing easement (CC 5363374) is recorded from SN 213492-000 for the sanitary sewer extension and is currently under construction as part of the Union Ridge Ranch project. The plans will be required to use a survey datum provided in NGVD 29(47). Any on-site septic systems discovered during construction will be abandoned per Clark County Health Code.

The District's sewer System Development Charge (SDC) is currently \$7,550 per Equivalent Residential Unit (ERU). SDCs are subject to change, and the applicable value will be applied at the time of sewer connection permit issuance. Please note that there is no guarantee of service capacity with land use approval, as it is the District's policy that service commitment occurs when it is paid for, at the time sewer permits are issued.

E. Storm Drainage

Standards

Management of permanent storm water shall be in accordance with the engineering standards in effect at the time of engineering submittal. The offsite downstream impacts of altered runoff characteristics and time of concentration will need to be evaluated to the furthest point of convergence of all outfall flows altered by the development proposal. Low Impact Development (LID) facilities shall meet the requirements of the 2005 Stormwater Management Manual for Western Washington, or other design standards approved by the Department of Ecology.

The City of Ridgefield has created a stormwater utility. Fees have been adopted and are currently \$8.59 per month charge per ERU. No SDCs have been adopted for the stormwater utility.

Project Proposal

The applicant provided a preliminary stormwater report for the Union Ridge Project which included the Magnolia Heights stormwater analysis.

Findings

Staff finds that the submitted stormwater plan is insufficient to determine compliance. As a **condition of approval**, a stormwater report meeting the requirements of the City Engineering Standards and addressing the subject site shall be submitted prior to final engineering approval. Additionally, as a **condition of approval**, the stormwater system for the site shall be sized to accommodate stormwater runoff from N 3rd Way along the project frontage whether or not the frontage is constructed with this project.

F. Grading & Erosion Control

Standards

A City grading permit will be required prior to any ground disturbing activities. The City requires control and treatment of construction site stormwater runoff. Construction within critical areas and buffers (including slopes greater than 15 percent) is strongly discouraged between October 30th and May 1st and at times is not allowed.

Findings

The applicant has submitted a preliminary grading and erosion control plan. A detailed review will be conducted at the time of grading permit application.

VII. FIRE PROTECTION

Fire Sprinklers

Fire Sprinklers shall be provided in accordance with the International Fire Code for any structures exceeding 5,000 Sq. Ft. in size. (Ridgefield Municipal Code: 14.03.060 Section 903). Additionally, Fire Sprinklers may be required for any structures with limited access on "Flag Lots". Fire Sprinklers may be considered for increased spacing of Fire Hydrants as well.

Fire Apparatus Access Roads

Fire Apparatus Access roads of at least 20' clear width must be provided within 150' of any exterior portion of all structures. Any roadway that is required for this access and is 26' wide or less must be signed in accordance with Ridgefield standards to clearly indicate "No Parking" on both sides of the road. Any roadway that is required for this access and is between 26' and 32' wide must be signed in accordance with Ridgefield standards to clearly indicate "No Parking" on one side of the road. (IFC sec. 503 and Appendix D).

Multiple Access Points / Fire Apparatus Access Roads: One and two-family developments with 30 or more dwellings must be provided with two remote access roadways (may be increased if all structures are protected with approved fire sprinkler systems). (IFC sec. D106 and D107). Future project phase(s) will need to provide a second access point at the north.

When structures exceed 30' in height, wider roadways configured to accommodate aerial fire apparatus must be provided in accordance with IFC section D105.

Fire Hydrants.

For Structures with a fire flow of 1750 GPM or less (up to 4800 SF Type VB construction) fire hydrants must be provided on all required access roads with no point being farther than 250' from the closest hydrant (200' for dead end streets). These distances may be increased when all structures are protected with approved fire sprinkler systems. (IFC appendices B and C).

VIII. DECISION

The City of Ridgefield, after review and consideration of the application materials, public comment, and applicable approval criteria, recommends **APPROVAL** of the Magnolia Heights Subdivision preliminary plat as proposed, subject to compliance with the following **conditions of Approval**:

A. General Conditions:

1. Unless otherwise specified herein, at the time of construction and at all times thereafter, the development shall comply with all approval requirements established in applicable plans, policies, regulations and standards adopted at the time of this application, including but not limited to, the Ridgefield Urban Area Comprehensive Plan (RUACP), the Ridgefield Capital Facilities Plan (RCFP), the Ridgefield Development Code (RDC), the Ridgefield Engineering Standards for Public Works (Engineering Standards), current water and sanitary sewer plans, and the Stormwater Management Manual for the Puget Sound Basin (Puget Sound Manual).
2. 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 construction shall immediately cease all on-site construction, shall act to protect the potential or known historical and cultural resources area from outside intrusion, and shall notify, within a maximum period of twenty-four hours from the time of discovery, the City of Ridgefield Community Development Department and the Washington State Office of Archaeology and Historic Preservation of said discovery.
3. Prior to issuance of certificate of occupancy, the applicant or successors in interest shall submit documentation that all outstanding planning, engineering, and building invoices have been paid to the City.
4. Applications for subdivision are subject to the applicable requirements of RDC 18.600, Subdivision General; 18.620, Subdivision procedures; and 18.630, Design requirements.
5. The City shall assess street, park and school impact fees for each dwelling constructed using the respective impact fee rate in effect at that time.
6. The developer shall provide a note on the Final Plat identifying all applicable setbacks and dimensional standards.
7. Prior to Final Plat approval the developer shall provide the Community Development Director with documentation demonstrating that the maximum building coverage does not exceed 60% of net buildable area overall and the maximum development coverage does not exceed 60% of the net buildable area overall for the RLD-6 lots.
8. Prior to final plat approval the developer shall demonstrate compliance with RDC 18.210.035, Green design.
9. At the time of building permit application for each dwelling, the developer shall provide the Community Development Director with architectural plans that demonstrate compliance with the applicable neighborhood design standards in RDC 18.210.060.
10. Prior to Final Plat approval the Developer shall provide the Community Development Director with a copy of the Home Owners Association (HOA) bylaws and Declaration of Covenants, Conditions, and Restrictions (CC&Rs) and which shall ensure that the HOA is responsible for the perpetual maintenance of all improvements and amenities held in common and not dedicated to the City.
11. Prior to final occupancy permit for each lot, the developer shall install the street trees required for the lot on which an occupancy permit is sought.
12. Prior to Final Plat approval, the developer shall provide the Community Development Director with a final construction plan for any retaining wall(s) or fences to be constructed on site.

13. Prior to Final Plat approval, the developer shall install all street lights to City standards and all future lighting shall comply with RDC Title 18.715.
14. Prior to Final Plat approval the Applicant shall provide the City with a final Lighting Plan, consistent with RDC 18.715, and demonstrating that light trespass and glare from streetlights shall not extend beyond the perimeter of the subdivision consistent with RDC 18.715.050.
15. The Final Plat shall contain a note stating, "Consistent with RDC 18.720, each residential lot contain at least one (1) and no more than four (4) parking spaces per lot."
16. Prior to Final Plat approval, the developer shall provide the Community Development Director with a list of street trees and any landscape plant materials to be installed to ensure that nuisance or prohibited plants identified in RDC 18.830 are not installed.
17. The developer shall inspect the site to determine the location of all existing wells. Any unused wells must be properly decommissioned and decommission reports submitted to Ecology as described in WAC 173-160-381.
18. Prior to final plat approval the developer shall record a covenant, approved by the City Attorney, establishing a wellhead protection area on lot #5 consistent with the requirements of RDC 18.280.140 and WAC 246-290-135.

B. Engineering Conditions:

Unless otherwise specified herein, at the time of construction and at all times thereafter, the development shall comply:

1. Grading:
 - a. Clearing, grading, uprooting, or otherwise impairing the soil stabilizing function of vegetation in a geological hazard area shall be prohibited during the wet season (November 1 to May 1), except as authorized under a valid state or federal permit or a City Type I permit. (RDC 18.280.130.C.1.a.vii.)
 - b. To avoid erosion potential and to avoid working on a saturated subgrade, the contractor will limit work during the wet seasons, from November 1 until May 1. In the event soil disturbance is proposed during the wet season, no ground disturbing activities shall occur until a City grading permit is obtained and the applicant provides an erosion control plan that complies with RDC 18.755.070 and complies with the erosion control requirements of RDC 18.755.050 and 18.755.060 during construction. The developer shall provide proof of an NPDES permit from the Department of Ecology.
2. Utilities:
 - a. Engineering plans including proposed utilities must be submitted to the City for review and approval prior to construction.
 - b. Final engineering plans including proposed sanitary sewer service must be submitted to the City and Clark County Waste Water District for review and approval prior to construction.
 - c. Onsite water lines shall be a minimum of 8-inches shall comply with engineering standards in place at the time of engineering submittal.
 - d. Any water lines to be dedicated to the City shall be located in a minimum 15-foot wide easement dedicated to the City of Ridgefield.
 - e. All utilities shall be placed underground.
3. Stormwater:
 - a. Future storm facilities will be owned, operated, and maintained by the developer until a HOA is formed to assume ownership and maintenance.

- b. A stormwater report meeting the requirements of the City Engineering Standards and addressing the subject site shall be submitted prior to final engineering approval.
 - c. The stormwater system for the site shall be sized to accommodate stormwater runoff from N 3rd Way along the project frontage whether or not the frontage is constructed with this project.
4. Streets:
- a. Prior to final plat approval the developer shall dedicate additional right-of-way sufficient to meet current City standards and improve those right-of-ways to current City standards.
 - b. The development shall stub one public street, either N 3rd Way or the street shown as the southernmost private street, to the western property boundary of the proposed project. The road stubbed to the western boundary shall be constructed to comply with the City's Local 'A' cross section.
 - c. All turnarounds must meet the requirements of Section 2.13 of the engineering standards.
 - d. Minimum sight distance requirements shall be met at all future street connections and site driveways. Sight distances should be re-verified in the final engineering/construction stages of development.
 - e. Signing shall be placed at all street stubs within the development to communicate the planned future extension of the roadways.
5. All fire flow testing must be completed by the applicant with City of Ridgefield and Clark County Fire & Rescue personnel present.

Signed:



October 8, 2018

Jeff Niten, Community Development Director

IX. APPEAL PROCEDURES

The Hearings Officer will consider all oral and written testimony and evidence submitted prior to and during the hearing and during any open record period prior to making a decision. The Hearings Officer's decision is subject to appeal to the Clark County Superior Court pursuant to RDC 18.310.100(D) and RMC 2.24.100. Persons who appear orally or in writing at the hearing or while the record remains open and other persons who are adversely affected or aggrieved the decision may appeal the decision of the Hearings Examiner. [(RDC 18.310.100(D)] A LUPA petition must be filed with Superior Court within twenty-one days of the issuance of the land use decision. RCW 36.70C.040(3).

-End-

X. EXHIBITS (PLZ-18-0055)

A	Application materials
1.	Checklist
2.	Master Application
3.	Cover & Table of Contents
4.	Drainage Report
5.	Traffic Email
6.	Geo Technical Report
7.	Critical Areas Memo
8.	Archaeological Predetermination Report
9.	Written Narrative
10.	CC Assessors Map, Mail List & Labels
11.	Developers GIS Packet
12.	Title Report
13.	Pre-Application Waiver Email
14.	SEPA Checklist
15.	Magnolia Heights Subdivision Preliminary Land Use Plan-set
16.	Magnolia Heights Preliminary Plat – Revised October 4, 2018
17.	Street Turnaround Figure, Detail #26
B	Staff documents (public notices, technically complete, etc.)
1.	Affidavit of Posting and Mailing Magnolia Heights
2.	Magnolia Heights Notice
3.	Magnolia Heights Preliminary Subdivision SEPA DNS
4.	Final Staff Report
C	Emails
1.	N/A
D	Comments received
1.	ECY Comments
2.	ECY SEPA Comments
E	Other materials
1.	N/A
F	Materials received after staff report issuance
1.	N/A