



COMMUNITY DEVELOPMENT DEPARTMENT

230 Pioneer Street | PO Box 608 | Ridgefield, WA 98642
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NOTICE OF DECISION

Craig and Julie Pfeifer Boundary Line Adjustment
File No. PLZ-18-0111

Date	Application submitted September 20, 2018 Decision October 10, 2018
Proposal	Boundary Line Adjustment
Location	2200 South Sevier, and abutting vacant lot; 216040000 (Lot 18) and 216041000 (Lot 19)
Applicant	Craig and Julie Pfeifer, 2200 South Sevier Ridgefield, WA 98642; 360.606.6556, cj_pfeifer@hotmail.com
Property Owner	Same as applicant
Zoning	RLD-4
Review Type	Type I Boundary Line Adjustment
Approval Criteria	RDC 18.310.060, Type I Procedure; RDC 18.210, Residential Low Density; RDC 18.600.040, Exemptions and Adjustments
Staff Contact	Eric Eisemann, Senior Consulting Planner; E ² Land Use Planning Services, LLC, Contact: e.eisemann@e2landuse.com , 360.750.0038 Scott Bucklin, Consulting Planner, BergerABAM, Inc. 210 East 13 th Street, Suite 300, Vancouver, Washington 98660 Contact: 360-823-6121, scott.bucklin@abam.com
Decision	Approved with conditions

I. BACKGROUND

Craig and Julie Pfeifer (applicants) are requesting to adjust the lot lines between two abutting parcels, #216040000 (Lot 18) and #216041000 (Lot 19) using the City’s boundary line adjustment process in RDC 18.600.040. Lot 19 is developed and Lot 18 is vacant. The street address of the developed property is 2200 South Sevier Road, Ridgefield, WA 98642. The applicants own both lots, but seek to sell Lot 18. There is an existing residence on Lot 19 owned by the applicants. Access to both parcels is provided from an existing driveway from South Sevier Road. Lots 18 and 19 were determined to be legal lots of record through a previous City review process (PLZ 17-0075). See Attachment A – Site Location.

II. FINDINGS

Lot 19 abuts South Sevier Road on its south side. In order that access to Lot 19 be maintained after the sale of Lot 18, the Applicant is proposing a 20-foot access and utilities easement over the existing driveway and has provided this easement to City staff (See Attachment B - Access and Utilities Easement). Both lots are zoned Residential Low Density-4 (RLD-4). The minimum lot size in the RLD-4 zone is 10,890 sq. ft. The proposed boundary line adjustment does not create a new legal lot or parcel. (See Attachment C - Proposed Property Lines).

An application for a boundary line adjustment must demonstrate that the requested adjustment complies with the review criteria in the Ridgefield Development Code (RDC), Section 18.600.040.B. The criteria are identified in sections A and B of this notice of decision.

- A. In the case of boundary line adjustments, in addition to any requirements imposed by RCW 58.17.040.6, all applicants for boundary line adjustment shall demonstrate that the requested adjustment complies with the minimum lot area and dimensional requirements of the zoning district in which the property is located; provides access to a public right-of-way; and satisfies the applicable requirements in the city engineering standards. Applications shall include a survey of the existing and proposed boundary lines prepared by a licensed professional land surveyor. The planning director shall review boundary line adjustments through a type I procedure.

Findings

Dimensions shall be consistent with Table 18.210.040-1

	Lot Area (sq. ft.)	Lot Width (ft.)	Setbacks (ft.)			
			Front	Rear	Side	Street
RLD-4 Code (Minimum Lot Area)	10,890	50	15	10	5	15
Existing Tax Lot 18	64,033	231	N/A (will be verified with a building permit)			
Proposed Tax Lot 18	82,764	281				
Existing Tax Lot 19	187,744	429	300	40	161	300
Proposed Tax Lot 19	169,448	379	300	40	111	300

The proposed adjustment will reduce the area of developed Lot 19 and increase the area of vacant Lot 18 by approximately 18,000 square feet, respectively. Both lots will meet the required minimum lot area and width standards after adjustments. Lot 18 is vacant and therefore does not have structures applicable to setbacks. Setbacks on Lot 18 will be verified during land use and building permit reviews. The proposed adjustment will not reduce lot setbacks below minimums on either lot. Minimum density will remain unaffected as no new lots will be created. Both lots will have access from South Sevier Road; Lot 18's access will be direct and Lot 19 from the proposed 20-foot access and utilities easement. The adjustment will have no effect on compliance with City Engineering Standards. The applicant has provided a survey completed by a certified engineer.

The fire marshal Chief Michael J. Jackson has indicated the application for a BLA can be approved with an approved easement that maintains access to the developed lot.

B. Prior to approval, the city engineer shall find whether the adjustment will interfere with the extension of any planned right-of-way, public utility easement or capital facility identified in the CFP.

Findings


South Sevier Road is an existing, public local access road. The City Engineer was provided an opportunity on the proposed adjustment. Given the limited scope of the proposal the City Engineer did not identify any concerns.

III. DECISION & CONDITIONS OF APPROVAL

The City of Ridgefield, after review and consideration of the application materials and applicable approval criteria, grants **APPROVED WITH CONDITIONS** of the proposed boundary line adjustment subject to compliance with the following conditions of approval:

A. General Conditions

1. Any deed executed to effectuate this boundary line adjustment shall include any existing and proposed easements for access, ingress or egress, and utilities on or across Parcels #216040000 (Tax lot 18) and #216041000 (Tax lot 19).
2. The applicant shall record the boundary line adjustment survey and legal descriptions for the adjustments and proposed easement at the Clark County Auditor's Office. After recording, the applicant shall submit three (3) full-size copies and one (1) reduced copy of the recorded boundary line adjustment survey, along with any other recorded documents to the City of Ridgefield Community Development Department. Failure to submit this information may prevent the Community Development Department from issuing future development review or building permit review for the involved properties.
3. This decision shall expire three (3) years from the date of the approval unless the boundary line adjustment survey is recorded and the applicants provide copies of the recorded survey to the City.

Signed: 

Jeff Niten, Community Development Director

Date: October 11, 2018

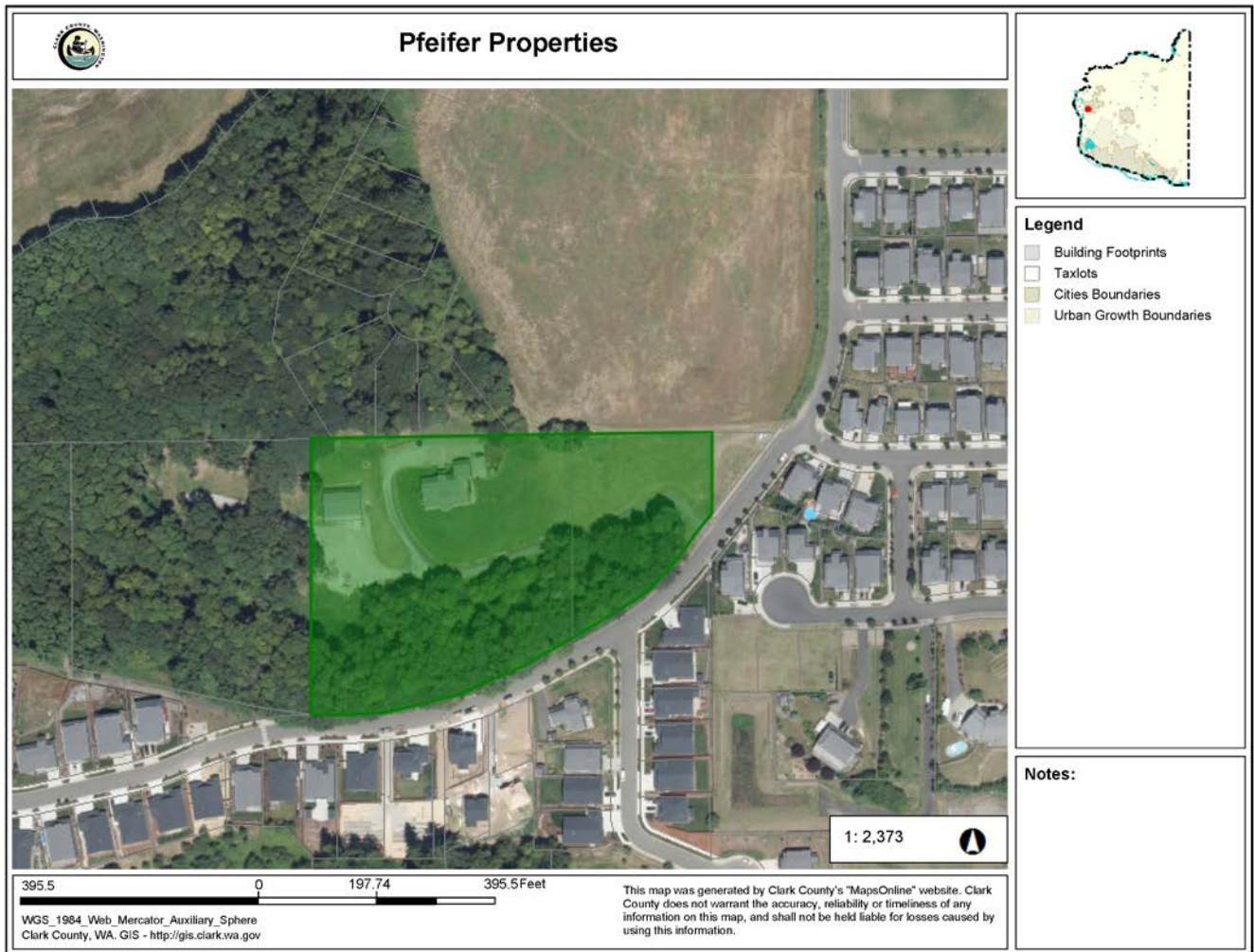
IV. APPEAL

Pursuant to RDC 18.310.100.A, an interested party shall file an appeal of a Type I decision with the Ridgefield City Clerk with within fourteen (14) days after the written decision is mailed. An appeal shall contain the minimum information required pursuant to RDC 18.310.100.B.1-4.

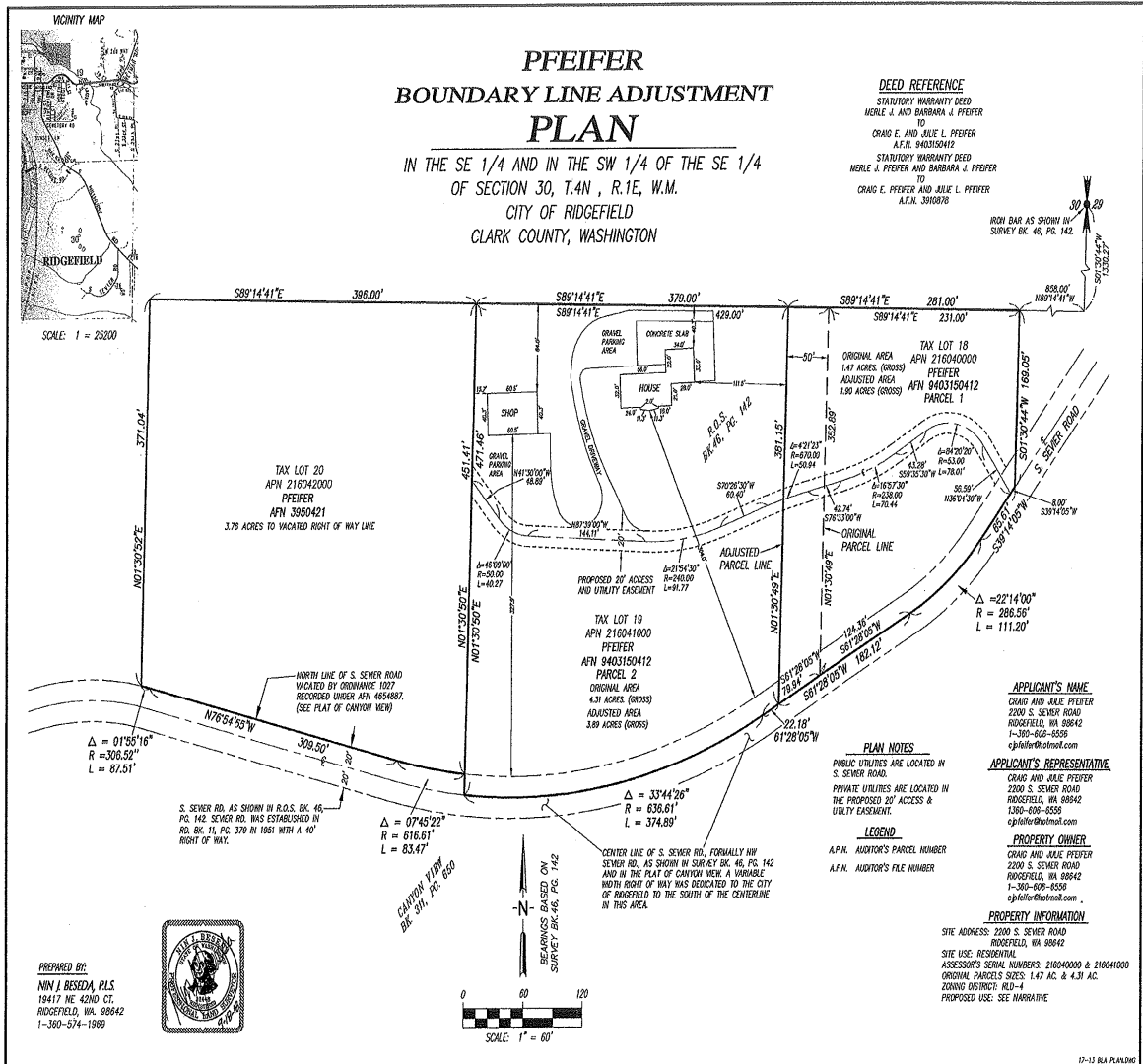
V. Exhibits

- Aerial of Current Conditions
- Existing and Proposed Property Lines
- Access and Utilities Easement

Attachment A – Site Location



Attachment B: Proposed Property Lines



LEGAL DESCRIPTION
20 FOOT INGRESS, EGRESS AND UTILITY EASEMENT

A 20 foot Easement for ingress, egress and utilities lying in the Southeast quarter and the Southwest quarter of the Southeast quarter of Section 30 Township 4 North, Range 1 East of the Willamette Meridian, City of Ridgefield, Clark County, Washington lying 10.00 feet on each side of following described centerline:

Commencing at a 3/4 inch iron bar marking the Northeast corner of the Southeast quarter of Section 30 as shown in Survey Book 46, Page 142, records of the Clark County Auditor; thence South 01°30'44" West, along the East line of said Southeast quarter, 1330.27 feet to the Northeast corner of the of the Southeast quarter of said Southeast quarter; thence North 89°14'41" West, along the North line of the Southeast quarter of said Southeast, 858.00 feet to the Northeast corner of Parcel 1 of the "Pfeifer" Parcel as described under Auditor's File No. 9403150412, records of the Clark County Auditor; thence South 01°30'44" West, along the East line of said Parcel 1 for a distance of 169.05 feet to the Southeast corner thereof said corner being on the centerline of South Sevier Road; thence South 39°14'05", along said centerline, 8.00 feet to the Point of Beginning of the centerline to be described; thence North 36° 04' 30" West, 56.59 feet to a point of curvature with a 53.00 foot radius curve to the left; thence along said curve, through a central angle of 84° 20' 00", an arc distance of 78.01 feet; thence South 59° 35' 30" West, 43.28 feet to a point of curvature with a 238.00 foot radius curve to the right; thence along said curve, through a central angle of 16° 57' 30", an arc distance of 70.44 feet; thence South 76° 33' 00" West, 42.74 feet to a point of curvature with a 670.00 foot radius curve to the left; thence along said curve, through a central angle of 04° 21' 23", an arc distance of 50.94 feet; thence South 70° 26' 30" West, 60.40 feet to a point of curvature with a 240.00 foot radius curve to the right; thence along said curve, through a central angle of 21° 54' 30", an arc distance of 91.77 feet; thence North 87° 39' 00" West, 144.11 feet to a point of curvature with a 50.00 foot radius curve to the right; thence along said curve, through a central angle of 46° 09' 00", an arc distance of 40.27 feet; thence North 41° 30' 00" West, 48.89 feet to the West line of Parcel 2 of the aforementioned "Pfeifer" parcel and the Terminus of the Easement centerline said Terminus bearing South 01° 30' 50" West, 170.00 feet from the Northwest corner of said Parcel 2.

Except County Roads.

Subject to easements and restrictions of record.



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