



COMMUNITY DEVELOPMENT DEPARTMENT

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NOTICE OF DECISION

Energy Electric Final Site Plan

File No. PLZ-18-0125

Date	Application submitted: October 31, 2018 Decision issued: November 26, 2018
Proposal	Final site plan for a 4,995-SF shop with paved access and parking, adjacent to the existing office building on site.
Location	27118 NE 10 th Ave / Ridgefield, WA 98642 #1 of SP3-40 Assessor's #214204000, 1.38 acres
Property Owner / Applicant	John Rosenlund, Energy Electric 27118 NE 10 th Ave / Ridgefield, WA 98642 Contact: johnr@energyelec.net
Applicant's Representative	None
Zoning	Employment (E)
Review Type	Type I Final Site Plan Review
Applicable Criteria	RDC 18.500, Site Plan Review
Staff Contact	Claire Lust, Associate Planner 301 N 3 rd Ave / Ridgefield, WA 98642 Contact: 360.857.5024, claire.lust@ci.ridgefield.wa.us
Decision	Approved with conditions

I. BACKGROUND INFORMATION

The applicant received preliminary site plan approval with conditions on July 13, 2017 for the Energy Electric Preliminary Basic Site Plan and submitted an application for final site plan review as required by RDC 18.500.080.

The following summarizes key application processing procedures for the proposal:

July 13, 2017	Preliminary Site Plan approved with conditions (PLZ-17-0055)
October 31, 2018	Final site plan review application submitted
November 26, 2018	Final site plan review decision issued

II. PROPOSAL

The site is 1.38 acres and is generally flat, with dominant vegetation including Himalayan Blackberry, bluegrass, and sheep's sorrel. Clark County GIS mapped critical areas include a priority species area across the western portion of the site and a buffered wetland to the south. There is a high probability of archaeological remains.

The site is currently occupied by an office building, previously converted from a single-family residence, in its eastern portion, while the remainder of the site consists of pastureland and a small orchard. The parcels to the north, west, and south are zoned E and currently consist of agricultural uses. To the east, a large parcel zoned RLD-4 currently has an agricultural use.

The site is located on the west side of NE 10th Ave, between S 5th St and NE 279th St. Proposed access to the site includes one 24-foot-wide driveway from NE 10th Ave, and one existing asphalt driveway accessing the existing residence/proposed office.

The applicant (Energy Electric, LLC, an electrical construction contractor) proposes to construct a new 4,995-SF shop building with associated paved access and paved parking, maintaining the existing office building on site. The western third of the site is to remain undeveloped with this proposal.

III. FINDINGS

A. RDC 18.500.080 Final Site Plan Approval

An applicant may file for a final site plan prior to expiration of the preliminary site plan established in RDC 18.500.070.C or as a condition of approval. Per RDC 18.500.070.C, land use approval for site plans shall expire within three years from the date the city issues the final decision unless, within that time, the developer has obtained permits from the building department and there has been substantial construction activity pursuant to the required permits. Final site plan review shall be reviewed as a Type I procedure and shall include all application elements listed in RDC 18.500.080.C. Final site plans shall be approved per RDC 18.500.080.D if they comply with the original decision, the applicant has fulfilled all conditions of approval of the preliminary site plan and site plan requirements, and the final site plan applications meets all requirements of RDC 18.500.080.

Findings

Staff finds the applicant has submitted the final site plan application within three years of the preliminary approval date of July 13, 2017. The application contains all elements required by RDC 18.500.080.C, including site plans submitted October 31, 2018. This standard is met.

Staff finds that the proposed final site plan complies with the initial decision as required by RDC 18.500.080.D.1 and has satisfied all the applicable conditions of approval in PLZ-18-0012, as required by RDC 18.500.080.D.2, as follows:

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).*

Findings

This condition is met subject to ongoing compliance.

2. *If substantial construction of the project has not begun within three (3) years of the date of preliminary approval, the approval shall expire and all permits and approvals shall become null and void under RDC 18.310.020.G unless the applicant applies for a one-time extension for up to one year prior to expiration.*

Findings

This condition is met subject to ongoing compliance.

3. *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. Should archaeological materials (e.g. bones, shell, stone tools, beads, ceramics, old bottles, hearths, etc.) be observed during project activities, all work in the immediate vicinity should stop and the State Department of Archaeology and Historic Preservation (360-586-3065), the City planning department, and the affected Tribe(s) should be contacted immediately. If any human remains are observed, all work should cease and the immediate area secured. Local law enforcement, the county medical examiner (360-397-8405), State Physical Anthropologist, Department of Archaeology and Historic Preservation (360-586-3534), the City planning department, and the affected Tribe(s) should be contacted immediately. Compliance with all applicable laws pertaining to archaeological resources (RCW 27.53, 27.44 and WAC 25-48) and human remains (RCW 68.50) is required. Failure to comply with this requirement could constitute a Class C Felony.*

Findings

This condition is met subject to ongoing compliance.

4. *Prior to issuance of grading permit, the applicant shall submit an erosion control plan prior to construction that complies with RDC 18.755.070, and comply with the erosion control requirements of RDC 18.755.050 and 18.755.060, Volume 3 of the City's Engineering Standards, and per any other permitting authorities during construction.*

Findings

This condition is met subject to ongoing compliance.

5. *The applicant shall maintain erosion control measures throughout construction as identified in Volume 3 of the City's Engineering Standards and per any other permitting authorities.*

Findings

This condition is met subject to ongoing compliance.

B. Planning Conditions

1. *The owner or developer shall continuously maintain all landscaping per the requirements of RDC 18.725.090.*

Findings

This condition is met subject to ongoing compliance.

2. *The proposed security fence and sliding gate system shall meet the standards of RDC 18.240.095 and RDC 18.740 if and when they are installed.*

Findings

No gate is proposed at this time. This condition is met.

The applicant shall:

3. *Comply with the performance standards of RDC 18.240.100 during the construction and operation of the facility.*

Findings

This condition is met subject to ongoing compliance.

4. *Mark the outer perimeter of the wetland buffer prior to the commencement of permitted activities per RDC 18.280.150.C.3.a.*

Findings

This condition is met.

5. *Install and maintain a permanent physical demarcation along the upland boundary of the wetland buffer per RDC 18.280.150.C.3.b.*

Findings

As a **condition of approval**, the applicant shall install a permanent physical demarcation along the wetland buffer in the southwest corner of the site prior to final occupancy.

6. *Post and maintain wood or metal wetland buffer identification signs at a maximum interval of 200 feet, worded as described in RDC 18.280.150.C.3.d.*

Findings

The applicant states that a sign will be placed on a fence post marking the wetland buffer in the southwest corner of the site. As a **condition of approval**, the applicant shall install the wetland buffer identification sign prior to final occupancy.

7. *Shield all exterior lighting as necessary to prevent light trespass. The applicant is encouraged to reduce nighttime light levels to only the level necessary for security purposes.*

Findings

This condition is met.

8. *Comply with the sign standards in RDC 18.710 at the time of sign permit application.*

Findings

This condition does not apply at the time of final site plan review.

9. *Apply for final site plan review as required by RDC 18.500.080 after all construction is complete for the site.*

Findings

This condition is met.

10. *Report any environmental contamination that is discovered at the project site to Ecology's Southwest Regional Office by contacting the Environmental Report Tracking System Coordinator at 360.407.6300. The applicant should make sure only clean soil is used as fill. Provisions and equipment should be on hand to contain and clean up a release of oil or fuel from heavy equipment operation.*

Findings

This condition is met subject to ongoing compliance.

11. *Submit additional information including, but not limited to: temporary erosion and sediment control plans; stormwater pollution prevention plan; list of known contaminants with concentrations and depths found; a site map depicting the sample location(s); and additional studies/reports regarding contaminant(s) if there are known soil/ ground water contaminants present on-site.*

Findings

This condition is met subject to ongoing compliance.

Prior to final site plan approval, the applicant shall:

12. *Submit a revised lighting plan prior to final site plan approval showing each entrance to shop building and how these entrances will be illuminated and/or have lighting as needed to meet the standards.*

Findings

This condition is met.

13. *Construct a pedestrian walkway connecting the western parking area to the shop building entrance, where it will meet the striped walkway accessing the eastern parking area. The entirety of the pedestrian walkways must meet the design standards in RDC 18.720.040.C.5, which require the use of materials differentiated from parking lot surface by texture, pattern, elevation, and/or color; paint is not sufficient to meet this requirement. Staff recommends that the applicant use concrete of the same type proposed for the walkway connecting the eastern parking area to the office building. Each of the required pedestrian access corridors linking parking areas and building entrances shall be constructed to a minimum width of four feet.*

Findings

This condition is met.

IV. DECISION

The City of Ridgefield, after review and consideration of the application materials and applicable approval criteria, grants **APPROVAL** to the Final Site Plan for Energy Electric Final Site Plan subject to ongoing

compliance with the conditions of approval of the Preliminary Site Plan (PLZ-17-0055) and the following **conditions of approval**:

1. The applicant shall install a permanent physical demarcation along the wetland buffer in the southwest corner of the site prior to final occupancy.
2. The applicant shall install the wetland buffer identification sign prior to final occupancy.

Plans submitted with this application on October 31, 2018 are hereby approved as the final site plans for this project. All subsequent engineering and building reviews shall be based on these approved plans, and any changes to these site plans shall be reviewed by the Community Development Department.

Signed:



Jeff Niten, Community Development Director

Date: November 26, 2018

V. APPEAL PROCEDURES

Pursuant to RDC 18.310.100 an appeal of a Type I Ministerial decision shall be submitted by an interested party in writing and shall be submitted to the city clerk within 14 days after the final decision is mailed.

VI. Exhibits

- Final Site Plan application materials, upon request