



COMMUNITY DEVELOPMENT DEPARTMENT

510-B Pioneer Street | PO Box 608 | Ridgefield, WA 98642
(360) 887-3557 | Fax: (360) 887-0861 | www.ci.ridgefield.wa.us

NOTICE OF LAND USE APPLICATION

19th Court Cottage
File No. PLZ-18-0132

Date: February 20, 2019

Proponent: Beau D. Roberts

Description of Proposal: Short subdivision of an RLD-4 lot to create one new lot to allow the construction of one new 7945 SF cottage style unit on a 0.9 ac site with and existing tri-plex. Grading, civil and storm facilities, parking, landscaping and common area to be included.

Location: 2110 Pioneer St., Ridgefield, WA 98642. PIN 120955000, Ridgefield Homesites #2, Lots 2 &3

Project Proponent & Contact Persons: Owner/Applicant: Beau D. Roberts, 2110 Pioneer St., Ridgefield, WA 98642

SEPA Mitigated Determination of Nonsignificance (MDNS): The City, as lead agency for this proposal, has determined that due to the steep slopes on site, the following SEPA mitigation measures and required:

- The applicant shall provide a geotechnical report prepared by a qualified geo-technical engineer specifying best practices regarding grading and construction of buildings and structures, such as retaining walls.
- Required geotechnical analysis shall be reviewed by the city engineer.
- No soil disturbance is allowed on site until the city engineer approves the required grading and construction plans.
- Soils shall not be disturbed between November 1 through April 1 of a calendar year.
- Low impact development stormwater management techniques shall be reviewed by the city engineer prior to soil disturbance.

The **MDNS** was issued under WAC 197-11. Comments on the MDNS must be submitted to the responsible official c/o the Ridgefield City Clerk by **5:00 PM on Wednesday, March 13, 2019.**









Land Use Review: The city will conduct an administrative land use review of the proposed additional cottage consistent with RDC 18.310.070, Type II review. The city will evaluate the proposal for consistency with the base zone requirements (RDC 18.210), the requirements for Short Plat (RDC 18.610), and the Special Provisions for Cottage-style Housing (RDC 18.210.150).

The Public is invited to comment in writing by submitting comments relating to the applicable criteria to the Ridgefield Community Development Department, 510-B Pioneer St., P.O. Box 608, Ridgefield, WA 98642 – **no later than 5:00 PM on March 13, 2019.**

Information is available to the public on request at Ridgefield City Hall during normal business hours.

Appeal: An appeal of the City's SEPA Threshold Determination or Type II administrative land use decision must be submitted to the Community Development Department within fourteen (14) calendar days after the date issued. The appeal must be written and make specific factual objections to the City's threshold determination or land use decision. Appeals shall be conducted in conformance with RDC 18.310.100 and 18.810.205 (Appeals) and any required fees shall be paid at time of appeal submittal.

2110 Pioneer Street

-  Lot Lines
-  Tsuga heterophylla - Western Hemlock
6' 8" (4)
-  Arctostaphylos Columbiana - Hairy Manzanita
1 GAL. (8)
-  Arctostaphylos uva-ursi - Kinnikinnick
1/2 GAL. (17)
-  Bark Mulch
-  SPRAY HYDROSEED
-  Remove Existing Landscaping
-  Existing and Future Landscaping

PARKING:
 (6) total spaces
 (3) Garage
 (3) Off Street- exterior

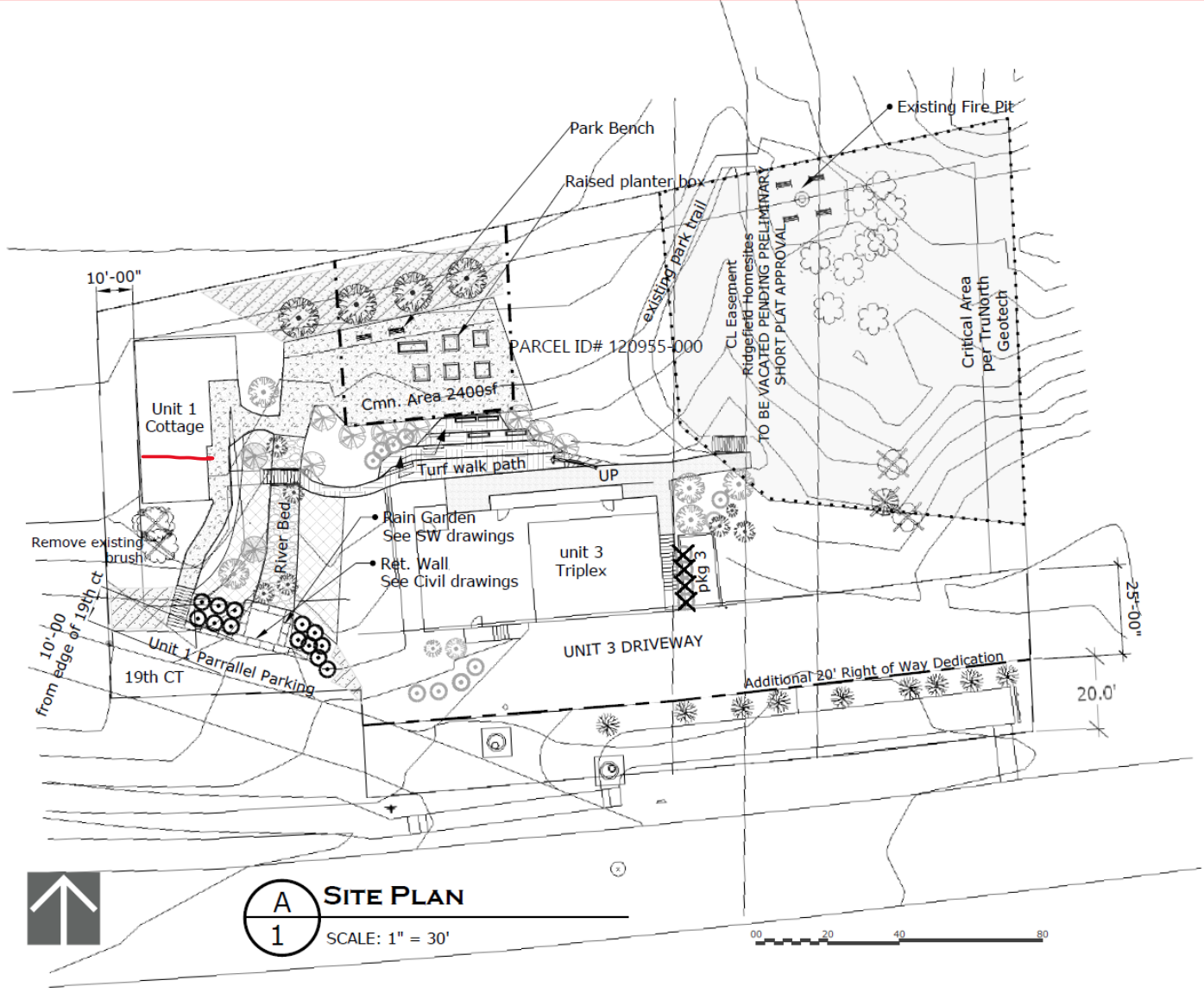
SITE LANDSCAPING CALCS:
 Total site area = 35,504 sf
 Landscaped area= New: 11,600 sf
 Existing: 6,108 sf
 Park Space: 2,800 sf

Total Landscaped Area: 20,508 sf
 Total Percent Landscaped: 58%

LOT INFO:
 Impervious Surface: 5,741 sf
 Lot Coverage: 16.1 %

COMMON AREA:
 2400 sf
 ROW: 3,704 sf

Undisturbed landscape areas to be Hydroseed mulched



A
1 SITE PLAN
 SCALE: 1" = 30'

ID # 120955-00
 19TH CT COTTAGES
 2110 PIONEER ST. RIDGEFIELD,
 WA 98642
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1