



## COMMUNITY DEVELOPMENT DEPARTMENT

510-B Pioneer St | PO Box 608 | Ridgefield, WA 98642  
(360) 887-3908 | Fax: (360) 887-0861 | [ridgefieldwa.us](http://ridgefieldwa.us)

### Pioneer Village Phase 1 Final Binding Site Plan Notice of Decision October 18, 2021

## I. Basic Facts

<b>Date</b>	Application submitted: March 26, 2021 Decision issued: October 8, 2021
<b>Proposal</b>	Final binding site plan approval for nine commercial building lots, one common area lot for parking, drive aisles, and open space, and one remainder lot for future commercial development.
<b>Location</b>	337 S Royle Rd / Ridgefield, WA 98642. #41 S20 T4N R1E WM, Assessor's #213742000, 9.67 acres.
<b>Applicant</b>	Pioneer Village Holdings LLC 2501 NE 129 <sup>th</sup> St / Vancouver, WA 98686 Contact: Ryan Edwards, <a href="mailto:ryan@gotoedwards.com">ryan@gotoedwards.com</a>
<b>Applicant's Representative</b>	Fidelity National Title 655 W Columbia Way Ste 200 / Vancouver, WA 98660 Contact: Jaima Johnson, 360.980.0124, <a href="mailto:Jaima.johnson@fnf.com">Jaima.johnson@fnf.com</a> , <a href="mailto:builderdev@fnf.com">builderdev@fnf.com</a>
<b>Property Owner</b>	Same as applicant
<b>Zoning</b>	Commercial Community Business (CCB), Ridgefield Mixed Use Overlay (RMUO)
<b>Review Type</b>	Type I Final Binding Site Plan Review
<b>Applicable Criteria</b>	RDC 18.550, Binding Site Plan
<b>Staff Contact</b>	Claire Lust, Community Development Director Contact: 360.857.5024, <a href="mailto:Claire.lust@ridgefieldwa.us">Claire.lust@ridgefieldwa.us</a>
<b>Decision</b>	<b>Approved with conditions</b>

## II. EXISTING CONDITIONS AND PROPOSAL

The site is located on the northern portion of parcel #213742000 and is zoned Commercial Community Business (CCB) with the Ridgefield Mixed Use Overlay (RMUO). The project is the first phase of commercial development in Pioneer Village, which along with Horns Corner Park and the Acero Apartments comprises a master planned mixed use development approved on June 25, 2018. The preliminary binding site plan for Pioneer Village was approved on December 31, 2019.

At the time of preliminary binding site plan approval, the site was vacant and graded. Several commercial buildings have completed or begun construction in the intervening months. Infrastructure improvements for Phase 1 are complete.

The applicant proposes to subdivide the parcel into nine commercial building lots, one lot comprising the parking areas, drive aisles, and open space in Phase 1 (to be commonly owned and maintained by the lot owners association), and one remainder lot for future development. The commercial building lots range from 6,137 square feet to 14,310 square feet. The commonly owned lot (Lot 16) is 102,433 square feet. The remainder lot (Lot 15) is 190,131 square feet. S Settler Drive is a public street providing access Phase 1 from Pioneer Street and S Royle Road.

### III. PROCESS

The applicant received preliminary binding site plan approval with conditions on December 31, 2019 for Pioneer Village and has submitted an application for final binding site plan review as required by RDC 18.550.040.

The following summarizes key application processing procedures for the proposal:

<b>December 31, 2019</b>	Preliminary binding site plan approved with conditions (PLZ-19-0087)
<b>March 26, 2021</b>	Final binding site plan review application submitted
<b>October 18, 2021</b>	Phase 1 improvements complete, all comments addressed
<b>October 18, 2021</b>	Final binding site plan decision issued

### IV. FINDINGS

#### A. Binding Site Plan Review (RDC 18.550)

##### 18.550.040 – Final binding site plan application.

##### Findings

The applicant received preliminary binding site plan approval on December 31, 2019 and submitted an application for final binding site plan review within five years on March 26, 2021. Staff found that the final binding site plan submittal was complete, meeting the requirements of RDC 18.550.040.

##### 18.550.050 – Final binding site plan approval criteria.

- A. *The review authority shall approve a final binding site plan if they find:*
  1. *It complies with the decision approving the preliminary binding site plan;*
  2. *The applicant has fulfilled all conditions of approval of the preliminary binding site plan and the requirements of this title; and*
  3. *The final binding site plan application complies with the submittal requirements of RDC 18.550.040.*

##### Findings

Staff finds that the proposed final binding site plan complies with the preliminary binding site plan decision (PLZ-19-0087), and the applicant has fulfilled all of the applicable conditions of approval included therein. All survey, land use, and engineering comments have been addressed. The application met the submittal requirements of RDC 18.550.040.

##### 18.550.060 – Roads and rights-of-way.

##### Findings

The City Engineer reviewed the final binding site plan and found sufficient public street access to the binding site plan.

18.550.070 – Allowance of bond for public improvements in lieu of actual construction of improvements prior to approval of final binding site plan.

#### Findings

All Phase 1 public improvements are complete and no performance bond is required.

18.550.080 – Recording.

#### Findings

As a **condition of approval**, the applicant shall submit a mylar for signature containing the signature and seal of the surveyor of record.

As a **condition of approval**, the applicant shall file the Pioneer Village Phase 1 final binding site plan for record with the Clark County auditor and pay all filing fees.

As a **condition of approval**, the applicant shall submit the recorded final binding site plan and any associated written documents to the Community Development Department.

## V. DECISION

The City of Ridgefield, after review and consideration of the application materials and applicable approval criteria, grants **APPROVAL** to the Final Binding Site Plan for Pioneer Village Phase 1 subject to ongoing compliance with the conditions of approval of the Preliminary Binding Site Plan (PLZ-19-0087) and the following **conditions of approval**:

1. The applicant shall submit a mylar for signature containing the signature and seal of the surveyor of record.
2. The applicant shall file the Pioneer Village Phase 1 final binding site plan for record with the Clark County auditor and pay all filing fees.
3. The applicant shall submit the recorded final binding site plan and any associated written documents to the Community Development Department.

#### Reviewed by:

Claire Lust, Community Development Director. 360.857.5024, [Claire.lust@ridgefieldwa.us](mailto:Claire.lust@ridgefieldwa.us)

Brenda Howell, City Engineer. 360.857.5022, [Brenda.howell@ridgefieldwa.us](mailto:Brenda.howell@ridgefieldwa.us)

#### Signed:



Claire Lust, Community Development Director

Date: October 18, 2021

## VI. 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.



