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## COMMUNITY DEVELOPMENT DEPARTMENT

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### Zephyr Point Final Short Plat

Notice of Decision

September 28, 2021

## I. Basic Facts

|                                   |   |
|-----------------------------------|---|
| <b>Date</b>                       | Application submitted: June 2, 2021<br>Decision issued: September 28, 2021  |
| <b>Proposal</b>                   | Final short plat approval for seven residential lots and two tracts.  |
| <b>Location</b>                   | No address. S Hillhurst Rd. & S 19 <sup>th</sup> Way. Knox & Abrams Acre TTS #2, Lot 2. 2.41 acres. Assessor's # 121051000.   |
| <b>Applicant</b>                  | Glavin Development, LLC, 526 E. Mill Plain Blvd., Vancouver, WA 98660.<br>Contact: Niall Glavin, 360.600.0010, <a href="mailto:niall@glavinhomes.com">niall@glavinhomes.com</a> |
| <b>Applicant's Representative</b> | WGF Title 101 E. 6 <sup>th</sup> St., # 125, Vancouver, WA 98660.<br>Contact: Sheri Hunzeker, 360.852.1576, <a href="mailto:shunzeker@wfgtitle.com">shunzeker@wfgtitle.com</a>  |
| <b>Property Owner</b>             | Same as applicant   |
| <b>Zoning</b>                     | Residential Low Density 4 (RLD-4)   |
| <b>Review Type</b>                | Type I Final Short Plat Review  |
| <b>Applicable Criteria</b>        | RDC 18.610, Short Plats   |
| <b>Staff Contact</b>              | Claire Lust, Community Development Director<br>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 parcel #121051000 and zoned Residential Low Density 4 (RLD-4). At the time of preliminary short plat approval, the site was vacant with grass cover and no mapped critical areas. Infrastructure improvements on the site are complete. Surrounding uses include a mix of single-family developments and single-family homes on large, undeveloped lots.

The applicant proposes to subdivide the parcel into seven single-family detached residential lots and two tracts. The lots range in area from 10,142 square feet (Lot 1) to 11,024 square feet (Lot 6). The average lot area is 10,889 square feet. Tract A is a 13,055-square foot stormwater facility to be owned and maintained by the HOA together with an easement dedicated to the City for access and inspection. Tract B is a 3,635-square foot open space tract. S 19<sup>th</sup> Way is a public street that serves each of the lots and tracts.

## III. PROCESS

The applicant received preliminary short plat approval with conditions on February 26, 2018 for Zephyr Point and has submitted an application for final short plat review as required by RDC 18.610.040.

The following summarizes key application processing procedures for the proposal:

|                           |   |
|---------------------------|---|
| <b>February 26, 2018</b>  | Preliminary short plat approved with conditions (PLZ-17-0148)                   |
| <b>June 2, 2021</b>       | Final short plat review application submitted                                   |
| <b>September 27, 2021</b> | Subdivision improvements complete and all preliminary short plat conditions met |
| <b>September 28, 2021</b> | Final short plat decision issued  |

## IV. FINDINGS

### A. Short Plat Review (RDC 18.610)

#### 18.610.040 – Final short plat application

##### Findings

The applicant received preliminary short plat approval on February 26, 2018 and submitted an application for final short plat review within five years on June 2, 2021. Staff found that the final short plat submittal was complete, meeting the requirements of RDC 18.610.040.

#### 18.610.050 – Approval criteria for a final short plat

- A. *The review authority shall approve a final short plat if he or she finds:*
- 1. It complies with the decision approving the preliminary short plat;*
  - 2. The applicant has fulfilled all conditions of approval of the preliminary short plan and the requirements of this title; and*
  - 3. The final short plat application complies with the submittal requirements of RDC 18.610.040.*

##### Findings

Staff finds that the proposed final short plat complies with the preliminary short plat decision (PLZ-17-0148), and the applicant has fulfilled all of the applicable conditions of approval included therein. The application met the submittal requirements of RDC 18.610.040.

#### 18.610.060 – Allowance of bond for public improvements in lieu of actual construction of improvements prior to approval of final short plat

##### Findings

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

#### 18.610.070 – Approval of short subdivisions – Filing

##### 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 Zephyr Point final short plat for record with the Clark County auditor and pay all filing fees.

As a **condition of approval**, the applicant shall submit the recorded plat 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 Short Plat for Zephyr Point subject to ongoing compliance with the conditions of approval of the Preliminary Short Plat (PLZ-17-0148) 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 Zephyr Point final short plat for record with the Clark County auditor and pay all filing fees.
3. The applicant shall submit the recorded plat and any associated written documents to the Community Development Department.

### Reviewed by:

Eric Eisemann, Consulting Planner, E<sup>2</sup> Land Use Planning. 360.750.0038, [e.eisemann@e2landuse.com](mailto:e.eisemann@e2landuse.com)

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

### Signed:



Claire Lust, Community Development Director

Date: September 28, 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.

